



City of Edmond
NOTICE OF PUBLIC MEETING

The City of Edmond encourages participation from all its citizens. To request an accommodation due to a disability, please allow at least 48 hours prior to the scheduled meeting. Contact the ADA Coordinator by phone: 405-359-4518, TDD: 405-359-4702, or email: ADAcoordinator@edmondok.com.

Notice: Members of the Planning Commission will gather prior to the regular meeting in the Planning and Public Works Building, Room #127 beginning at 4:55 p.m. this time for dinner. No Planning Commission business will be discussed or acted upon at this time. This is an informal gathering and members of the public and press are welcome to attend. Meals will only be provided to members of the Planning Commission and staff.

AGENDA
EDMOND PLANNING COMMISSION
20 S. Littler, Edmond, Oklahoma
Tuesday, October 4, 2016
5:30 p.m.

CITY COUNCIL WORKSHOP

1. Call to Order:
2. Approval of Minutes: September 20, 2016
3. Case #Z16-00024 Public Hearing and Consideration of Edmond Plan Amendment from Commercial Planned Unit Development to Mixed Use Commercial and Multiple-Family Residential Planned Unit Development, located north of 15th Street, and east of Bryant Avenue. (Shops at Spring Creek, LLC)
4. Case #Z16-00025 Public Hearing and Consideration of Rezoning from “E-1” General Commercial and “D-1” Restricted Commercial Planned Unit Development to Mixed Use Commercial and Multiple-Family Planned Unit Development, located north of 15th Street, and east of Bryant Avenue. (Shops at Spring Creek, LLC)
5. Case # Z16-00039 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Dwelling District and Single-Family Dwelling Planned Unit Development to Commercial Planned Unit Development for Saratoga Farms Event Center generally located east of Santa Fe Avenue, a half-mile north of Covell Road. (CAM Women’s Production, LLC)
6. Case #Z16-00038 Public Hearing and Consideration of Rezoning from “A” Single-Family Dwelling District and “A” Single-Family Dwelling District Planned Unit Development to Commercial Planned Unit Development for Saratoga Farms Event Center generally located east of Santa Fe Avenue, a half mile north of Covell Road. (CAM Women’s Production, LLC)

7. Case #Z16-00035 Public Hearing and Consideration of Rezoning for Take 5 Oil Change from “E-1” Retail General Commercial to “E-2” Open Display Commercial located at 3024 S. Broadway. (MACS Investment, LLC)
8. Case # Z16-00036 Public Hearing and Consideration of Edmond Plan Amendment from Single-Family Dwelling to Commercial Planned Unit Development on .75 acres located on the northeast corner of Rhode Island and Memorial Road at 201 East Memorial Road. (Wayne Frost)
9. Case #Z16-000037 Public Hearing and Consideration of Rezoning from “A” Single-Family Dwelling District to Commercial Planned Unit Development on .75 acres, located on the northeast corner of Rhode Island and Memorial Road at 201 East Memorial Road. (Wayne Frost)
10. Case #PR16-00027 Consideration of Final Plat of Plaza Azteca located west of Kelly Avenue and north of 15th Street. (Jaime Avila)
11. Case #SP16-00028 Public Hearing and Consideration of Site Plan approval for the Plaza Azteca located at 15th Street and Kelly Avenue. (Jaime Avila)
12. Discussion and Consideration of Recommendation to the City Council requesting authorization for the Planning Commission to study and possibly recommend revisions to the I-35 Corridor Site Design and Sign standards as set out in Title 22 and Title 15 of the Edmond Municipal Code.
13. New Business - (In accordance with the Open Meeting Act, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting of the agenda.)
14. Adjournment.

Planning Commission

2.

Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Approval of Minutes: September 20, 2016

Attachments

Minutes

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 20, 2016

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., September 20, 2016 in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Bill Moyer, Mark Hoose and Kenneth Wohl. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the September 6, 2016 minutes.**

Motion by Hoose, seconded by Wohl, to approve the minutes as written. **Motion carried** by a vote of 4-1 as follows:

AYES: Hoose, Wohl, Moyer and Chairperson Moore

NAYS/ABSTAIN: Rainey

The next item on the agenda was **Case #Z16-00034 Public Hearing and Consideration of Rezoning from "G-A" General Agricultural to "F-O" Limited Light Industrial and General Office Corridor, north of the electric substation, south of Recycle Trail. The planned use is a self-storage facility and is located at 3301 North Air Depot Boulevard. (Air Depot Self-Storage)**

Randel Shadid is representing the applicant John Birdsell in requesting zoning for a self-storage facility, north of the C.R. Burgett substation, south of Recycle Trail. This property contains 10 acres and is projected for Limited Light Industrial and General Office Corridor in the Edmond Plan. The Edmond Transfer Center is located to the west. Hampden Hollow is located to the east and there is an overhead power line along the half section line, a ½ mile north of Covell Road. The land north of Recycle Trail is most likely unbuildable due to the flood plain. The I-35 Standards would apply to the construction of the project. Water is available to the south at the Hampden Hollow Addition. The self-storage development will be required to extend a 12 inch water line. Sanitary sewer is located to the north and will need to be extended by the developer. Access off of Recycle Trail would be best with no access onto Air Depot. The setback from the center line of Air Depot is 100 feet with the appropriate right-of-way.

Attorney Randel Shadid represented the applicant. He stated that there was a similar facility on Thomas Drive. Steve Cotton who lives on Briargate Road is opposed to the self-storage. This area already has a solid waste station, electric station and recycle center. He will see another facility when he looks out his door. Lugene Jones with the ENA said they were in support of the facility with the following suggestions: if there are any outdoor vehicles or RV's they should be located on the west side not the Hampden Hollow/Air Depot side. She suggested extra landscaping to hide the facility. They did not want any variances to the I-35 corridor zoning.

Motion by Wohl, seconded by Rainey, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Wohl, Rainey, Moyer

NAYS: None

Commissioner Hoose and Chairperson Moore were not present during the discussion and consideration of this item.

The next item on the agenda was **Case #Z16-00032 Public Hearing and Consideration of Edmond Plan Amendment from "A" Single Family Dwelling to Commercial Planned Unit Development known as Phocas Farms generally located east of High Street and approximately one-quarter mile north of Danforth Road. (Steve and Lisa Hill – Phocas Farms) This item was continued to the September 20, 2016 Planning Commission meeting at the request of the applicant.**

Steve and Lisa Hill operate Phocas Farms (Educational Produce Farm) already in operation on four acres east of the Ketch Acres Addition. Mr. Hill lives on some additional property immediately east and has access to Shore Drive, off of Kelly Avenue. The area along Shore Drive contains large residential lots on a private street. The neighbors in Ketch Acres have complained about the use of High Street providing access to the farm for deliveries and customers.

1. Infrastructure: There is no water or sewer needed for this operation. There is no city water in Ketch Acres. There is a sewer line extending along the creek in the Shore Drive. There are no plans to extend it further and sewer would not be needed for the Hoop Houses and other structures planned for Phocas Farms. With four acres there is enough land for a septic tank for any new restrooms that are needed.
2. Traffic: The owner indicates that there would be less than 30 vehicles each week. That statement is made in his PUD Design Statement and is intended to be a standard to be followed. Mr. Hill has also described that visitors will learn and tour the farm on occasion including Edmond North High School and "Ag in the Classroom". There are tours also from UCO and OSU Oklahoma City. Mr. Hill has also identified the hours of operation, on Monday thru Friday and Sunday.
3. Existing zoning pattern:
North – "R-2" Urban Estate
South – "R-2" Urban Estate, to the southeast is "D-O" Suburban Office
East – "A" Single Family
West – "R-2" Urban Estate
4. Land Use:
North – Homes
South – Homes
East – Homes

West – Homes

5. Density: N/A, no residential use.
6. Land ownership pattern:
North – Two acre and one acre lots
South – Two acre and one acre lots
East – Two acre and or larger lots
West – Two acre and one acre lots
7. Physical features: Developed with Hoop Houses and accessory buildings for a specialized farm business.
8. Special conditions: The use would be limited to the Phocas Farms PUD.
9. Location of Schools and School Land: N/A
10. Compatibility to Edmond Plan: The Edmond Plan could not have anticipated this unique land use. The property was planned to remain residential.
11. Site Plan Review: No additional site plan is intended since much of the construction has been completed as a vegetable garden to include the hoop houses. The standards Phocas Farms will meet are listed in the PUD Design Statement. Improvements will be constructed and inspected as necessary, such as the ADA access. There will be a commercial building permit issued for handicapped bathrooms and walkways.

Attorney Bud Scott representing Mr. & Mrs. Hill indicated that an Urban Farm such as this is a growing trend in the country and this location is very compatible to the surrounding development already improved with large lots. There is no retail sales on the property. The hours are normally 10am to 6pm and the traffic is low impact with usually no more than 5 vehicles per day. The only appropriate road to the property is High Street and would be needed for emergency traffic and solid waste pickup. It is the only public street adjacent to the property. It is indicated that the majority of the business is taking the produce offsite, similar to almost any vegetable garden where the produce is more than is needed for the owner. Chairman Barry K. Moore wanted to clear up that there is business, Monday through Friday, 11am to 6pm, 40 weeks a year but some of the customer do come on Sunday. Gloria Vass, teacher at Edmond North High School spoke in favor, indicating that the educational program provided at the farm is only once a year and there is no major impact to the neighborhood. Bill West at 1700 Sherry Lane spoke in opposition. He presented a petition with 33 names of the people who did not want this project. He said that this project was a traffic hazard and a particular disturbance to the immediate neighbors. Customers park along High Street. The water well is 300 feet deep. The homeowners are already limiting the use of their water from their individual wells. Commissioner Rainey asked Mr. West how long he had lived on the property. He asked if he had firewood to sell and if the firewood is stored outdoors

on his property? Mr. West indicated that his son had the firewood available and they also mowed lawns and kept the lawn mowers there. Mr. West indicated that Phocas Farms created the most traffic from a single ownership. Homer Coker at 1411 High Street indicated that the dogs bark at any of the activity around Mrs. McLanahan's property. He said that the traffic has a minimal impact on Ketch Acres. He asked that the project be approved. Suzanne Wedman 1708 Ketch Drive who has lived at this location for 52 years, is concerned about the water wells and she felt that he should not direct traffic through Ketch Acres. Mike Gipson indicated that his property bordered Phocas Farms and he did not feel he was adversely affected. Hunter Novotny indicated that she ran Pony Land 1 and 2 and that Pony Pizazz was run next door possibly on some of the Hill property for birthday parties. There would be 100 people at the parties and they drove in from High Street and Danforth Road. She indicated that there was never a problem. Kristen Gregory objected to Phocas Farms. She said that she had four dogs and she has moved two of the dogs inside. The dogs are going to bark at anything along High Street. Most of the activity is created by Phocas Farms. She moved there in 2012 and she has had many people stop at her home because the address that Mr. Hill identifies is on High Street. Employees enter on High Street. He keeps installing hoop houses, is there really a limit to the number of customers in his Community Supported Agriculture Farmstead? She noted that he had taken steps to minimize the deliveries. He has put up a gate and tried to address deliveries of raw materials. She noted that there were children in the area and that the traffic was the main problem. Rocky Yardley has lived there since 1992. There is a concern about the well water being depleted but the Hill Farm is not a problem for Ketch Acres. Mike Novotny supported the request. Michael Kennemer, a friend of the Hill family indicated that they supported him with fresh food from the farm during his military duty in Afghanistan. Mary McLanahan has lived there since 1962 and indicates that the traffic is worse with this use of the neighborhood. Dan O'Neil speaking on behalf of Beverly Starkey who lives in the addition says this was a completely contrary use to the residential neighborhood. The property is not platted as Ketch Acres and should not be automatically able to use High Street for a business use.

Motion by Hoose, seconded by Rainey, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Hoose, Rainey, Moyer Wohl and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #Z16-00033 Public Hearing and Consideration of Rezoning from "R-2" Urban Estate Dwelling to Commercial Planned Unit Development known as Phocas Farms generally located east of High Street and approximately one-quarter mile north of Danforth Road. (Steve and Lisa Hill – Phocas Farms) This item was continued to the September 20, 2016 Planning Commission meeting at the request of the applicant.**

Steve Hill started a specialized vegetable farm operation on four acres that he owns, one-quarter mile north of Danforth, east of the Ketch Acres Addition. Mr. Hill owns more land to the east where he lives in an area referenced as Shore Drive. The

access from Kelly Avenue for the Phocas Farms along the existing private street does not work well for the access needed to the Phocus Farms operation. Mr. Hill described his commercial farm in his PUD Design Statement in substantial detail. He does not plan to expand the operation any further. It will be necessary that High Street be used in the Ketch Acres Addition to access the farm. The existing scale of the farm is what will continue. There has been a Community Connection meeting on this proposal and residents in Ketch Acres have complained about the traffic. The PUD process is about the only method to consider this, even though that does involve an Edmond Plan Amendment. There is no special use for this type project in the Edmond Code.

Attorney Bud Scott represented the applicant.

Motion by Rainey, seconded by Wohl, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Rainey, Wohl, Hoose, Moyer and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #PR16-00028 Public Hearing and Consideration of Oak Ridge Business Park Preliminary Plat located on the west side of Sooner Road and approximately, a quarter mile north of Covell Road. (Oak Ridge Park, LLC)**

Earnest Isch is representing the applicant. They are requesting that 17 office building sites be approved on an 8.575 parcel, east and south of the Fairfax Golf Course. The Hilton Inn Garden Suites is planned east of Sooner Road, across from this development along with Edmond Convention and Visitors Bureau. The access to the addition will be from Sooner Road with one main driveway and there will be a second drive to Fairfax Boulevard to the south. The lots all comply with the building setbacks. There is a 30 foot landscaped area to the west next to the driving range. The buildings on the north could be built closer to the property line, just south of the 17th green for the Fairfax Golf Course. There are two detention areas and some common area on the south. This development will be similar to the office parks around Edmond such as: French Park, Fisher Hall and Kelly Point, the lots are generally 4,200 square feet or larger. Each lot will have to be landscaped with the standard sidewalks and ADA parking. The buildings will need to meet all the setbacks required based on the adopted building and fire codes. The electric service needs to be installed prior to the paving in accordance with Edmond Electric. Bicycle parking locations have been shown. There are some dumpster locations identified near Sooner Road with one location on the west side of the project. It will take years for the park to develop with the actual users, additional dumpsters could be required. No fencing is proposed. The buildings are not in the I-35 corridor because they are west of Sooner Road.

Earnest Isch represented the applicant. No one spoke in opposition.

Motion by Hoose, seconded by Rainey, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Hoose, Rainey, Moyer, Wohl and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #PR16-00027 Consideration of Final Plat of Avila Shopping Center located west of Kelly Avenue and north of 15th Street. (Jaime Avila)**

Jaime Avila the developer is requesting final plat approval of 1.8 acres for a commercial development on the west side of Kelly, north of 15th Street. There is a Comet Cleaners to the south and Kelly Park is located to the north. The developer is planning to provide a 20 foot utility easement in the front adjacent to Kelly. The Transportation Plan requires a 70 foot easement but the applicant is requesting a variance, with a 50 foot street easement and a 20 foot utility easement. The commercial project will be served with water and sewer. The building will need to be fire sprinkled, since a small strip center is planned. Drainage detention will be required.

Applicant was not present and project was continued to the October 4, 2016 Planning Commission meeting.

Motion by Hoose, seconded by Wohl, to approve the request for a continuance. **Motion carried** by a vote of 5-0 as follows:

AYES: Hoose, Wohl, Rainey Moyer and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #SP16-00030 Public Hearing and Consideration of Site Plan approval for a PDQ Chicken Restaurant at Bryant Square Shopping Center at 1600 East 2nd Street. (InvenTrust Property Management, LLC - Cores State Group)**

Planning Department:

1. Existing zoning – “D-2” Neighborhood Commercial
2. Setbacks – Front setback is 62 feet from the front easement on 2nd Street, 63 feet from the east property line, 87 feet from the west property line, 80 feet from the south property line. Bryant Square is the adjoining use, so there is no sensitive border.
3. Height of building – 35 feet
4. Parking – Restaurant is 3,312 square feet. 33 parking spaces are required, 49 spaces have been provided. Bicycle racks will be provided and inspected by Jan Fees.

5. Lot size – 48,650 square feet, 1.116 acres
6. Lighting Plan – Lighting plan has been submitted. Mr. Levinson has indicated that they do want to use the existing pole lights, even though they maybe disassembled for the paving work. The existing lights are taller than 24 feet.
7. Signage – Ground sign 20 feet tall, 70 square feet, is planned on 2nd Street, the variance has already been granted for this sign, because there will be more signs than allowed without the variance. Wall signs are located on the building meeting code.
8. General architectural appearance – The exterior of the building is a combination of stone trim, EIFS, a red standing seam metal roof. The EIFS is a yellow to cream color, color photos have been provided. Some of the exterior is also a green color, as shown in the photograph. There maybe an outside dining area. The exterior of Bryant Square shops contains a large variety of exterior buildings. The colors will be documented in the minutes. The representative needs to verify that there will be no change to the colors.
9. Sensitive borders – N/A
10. Mechanical equipment – Certain exhaust equipment requires a clearance above the roof line to meet code. The basic mechanical equipment will be screened. The roof is shown with a slight pitch.
11. Fencing/screening – No fencing except for the dumpster enclosure shown on the south side of the property.

Engineering Department:

12. Driveways, access management and paving – The driveways are part of the shopping center plan and there is only a slight change to location, to accommodate the new parking lot circulation.
13. Water and wastewater plans – Plans are being reviewed by Engineering Department. No lots are being sold. InvenTrust will continue to own the property including the pad sites. The bank is a separate ownership, everything else is owned by InvenTrust. There is no plat or lot splits and none planned. The developer of the majority of the land is responsible for the resurfacing, water lines, fire hydrants, sanitary sewer, drainage, parking lot stripping, and ADA compliance for access into the buildings and landscaping. The solid waste locations are an essentially the InvenTrust responsibility since the own the land and the buildings. The tenants may have participate in some of the site plan decisions.

14. Drainage, detention and grading – Being reviewed by Engineering Department for the entire project, including PDQ.

Building and Fire Code Services:

15. Applicable Building Code, Fire Code –
- The building will be equipped with an automatic fire sprinkler system and fire alarm system
 - The fire department connection will be moved to entrance island NE of its original location on the plans.
 - The fire department connection shall be surrounded by protective barriers in accordance with the 2009 International Fire Code Section 312
 - Fire department vehicle access is determined in accordance with the IFC and Title 17 of the Edmond City Ordinance. Access is acceptable for this project.
 - The surface of the fire department access roads shall be in accordance with the IFC and Title 17. The surface of these roads shall be designed and maintained to support the imposed loads of the fire apparatus. The roads shall be cement or asphalt and provide all-weather access. These access roads shall be complete before the project reaches the point that combustible materials are stored or used.
 - The grade of the fire apparatus roads shall not be greater than 8 percent in accordance with Title 17.

Landscaping/Urban Forestry:

16. Lot area = 1,150,582sf
% required = 10

Landscaped area required: 115,058	SP Landscape area: 104,703
Frontage area required: 57,529	SP Frontage area: 8,971
Total PU required: 9,205	SP Total PU: 5,048
PU within frontage required: 4,602	SP PU within frontage: 1,117
Evergreen PU required: 3,682	SP Evergreen PU: 3,390

17. Solid Waste – Dumpsters on the south end of the property need to be inspected prior to construction by the Solid Waste Department.
18. Electric – Edmond electric will serve and there may be utility easements needed.

Representative for the applicant was present. No one spoke in opposition. Mr. Moore asked about the ground sign.

Motion by Moyer, seconded by Hoose, to approve this request. **Motion carried** by a vote of 4-1 as follows

AYES: Moyer, Hoose, Rainey and Wohl

NAYS: Chairperson Moore

The next item on the agenda was **Case #SP14-00003 Public Hearing and Consideration of Commercial Site Plan extension for an office warehouse, located north of 15th Street, on the east side of Fretz Avenue. (Reeser Rentals, LLC)**

This project was approved April 8, 2014 and is now being requested to be extended based on the same facts of 2014 site plan review. Mr. Reeser still owns the property.

Planning Department comments:

1. Existing zoning – “E-3” Restricted Light Industrial
2. Setbacks – The setback along Fretz is 25 feet, the setback to the north is 15 feet, the setback to the east is 15 feet and the setback to the south is 20 feet, adjacent to the 20 foot common access road/alley.
3. Height of buildings – 20 feet
4. Parking – 8 parking spaces are provided. The two buildings contain 4,992 square feet; they are only 2,496 square feet each.
5. Lot size – 19,425 square feet
6. Lighting Plan – Only wall-pack lighting will be used.
7. Signage – One sign, 6 feet tall, 42 square feet.
8. General architectural appearance – The buildings will be office-warehouse type building with overhead doors on the interior portion of the buildings and brick on all four sides. There is only one office or use per building.
9. Sensitive borders – Not applicable. The surrounding land is zoned Restricted Light Industrial
10. Mechanical equipment – Will be located on the roof and screened by the height of the walls.
11. Fencing/screening – Fencing is not required due to the surrounding zoning.

Engineering Department comments:

12. Driveways, access management and paving– There will be no drive approach on Fretz other than the existing 20 foot access road/alley shared to the south of this parcel.

13. Water and wastewater plans – Water and sewer are adjacent to the site and will be extended for service. Corrected plans suitable for a contractor will be submitted prior to a building permit.

14. Drainage detention and grading – Detention plans have been submitted. Detention areas are located on all sides of the buildings. Corrected plans suitable for a contractor will be submitted prior to a building permit.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

Fire Sprinkler- The building is not required to be fire sprinkled.

Fire Hydrant & Location – Approved

Fire Department Access- Approved

Fire Flow – Approved

Gates – None shown or approved

Urban Forestry comments:

16. Lot area = 19425 sf
% required = 5%

Landscape area required: 971.25
Frontage area required: 486
Total PU required: 78
PU within frontage required: 39
Evergreen PU required: 31

SP landscape area: 972
SP frontage area: 486
SP total PU: 82
SP PU within frontage: 66
SP evergreen PU: 32

Waste Management comments:

17. Refuse facilities – The location indicated for the solid waste enclosure will be okay as long as it meets Edmond Enclosure specifications.

Edmond Electric comments:

19. Electric – Edmond Electric will serve this location and easements will be provided.

Pete Reeser was present. No one spoke in opposition.

Motion by Hoose, seconded by Rainey, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Hoose, Rainey, Moyer, Wohl and Chairperson Moore
NAYS: None

The next item on the agenda was **Case #SP16-00025 Public Hearing and Consideration of Site Plan approval for a Taco Bell restaurant, located at 2200 West Edmond Road. (Taco Bell of America)**

Taco Bell is planning to build a new building on 1.07 acres at the existing restaurant site on West Edmond Road, near Santa Fe Avenue. The Inspirations Tea Room is located to the east and a convenience store is to the west. The existing Taco Bell will be demolished.

Planning Department:

1. Existing zoning – “D-1” Restricted Commercial District
2. Setbacks – Front setbacks 74 feet from the front property line, 25 foot setbacks from the east, 70 foot setback on the west and a 150 foot setback to south, next to the shopping center.
3. Height of building – 24 feet
4. Parking – 2,667 square feet of building with 28 spaces provided and the requirement is 27 spaces. Bicycle rack will be provided and will be inspected by Jan Fees. All parking lot stripping needs to be in white to meet the code.
5. Lot size – 31,320 square feet or .72 acres
6. Lighting Plan – This property is not in a sensitive border location. Shopping center to the south, Inspirations Tea Room to the east, and convenience store to the west.
7. Signage – This location is on a commercial corridor and would qualify for at 20 foot tall sign and 75 feet square feet. Walgreens has a standard sign and the shopping center to the north received a Board of Adjustment variance years ago for a larger sign. Many of businesses in the area are using monument signs such as Inspiration Tea Room, Edmond Road Car Wash, Conoco convenient store and the cleaners. The owner is indicating that they are relocating the pylon sign and will need a fully compliant pole cover.
8. General architectural appearance – EIFS exterior walls, with the metal horizontal trim panels. The mechanical screening will need to be of a height to block the mechanical that is illustrated in the elevation plans.
9. Sensitive borders – N/A

10. Mechanical equipment – Will be located on the roof.
11. Fencing/screening – N/A, except for the dumpster enclosure.

Engineering Department:

12. Driveways, access management and paving – No change to the existing drive on Edmond Road. Hopefully, the applicant will smooth out the approach on Edmond Road.
13. Water and wastewater plans – Water is already serving the site.
14. Drainage, detention and grading – Detention has already been meet and will be replace based on the demolition.

Building and Fire Code Services:

15. Applicable Building Code, Fire Code
 - The requirement to install a sprinkler systems shall be determined in accordance with the International Fire Code (IFC). This is a Group A-2 occupancy which requires an automatic sprinkler system if the building is over 5,000 square feet or if the occupant load is 100 persons or greater.
 - If an automatic sprinkler system is required, an additional fire hydrant shall be installed within 100 feet of the fire department connection.
 - Fire department vehicle access is determined in accordance with the IFC and Title 17 of the Edmond City Ordinance. Access is acceptable for this project.
 - The surface of the fire department access roads shall be in accordance with the IFC and Title 17. The surface of these roads shall be designed and maintained to support the imposed loads of the fire apparatus. The roads shall be cement or asphalt and provide all-weather access. These access roads shall be complete before the project reaches the point that combustible materials are stored or used.
 - The grade of the fire apparatus roads shall not be greater than 8 percent in accordance with Title 17.

Landscaping/Urban Forestry:

16. Lot area = 31,319sf
% required = 10

Landscaped area required: 3,131	SP Landscape area: 17,000
Frontage area required: 1,566	SP Frontage area: 8,000
Total PU required: 251	SP Total PU: 508
PU within frontage required: 125	SP PU within frontage: 323
Evergreen PU required: 100	SP Evergreen PU: 139

17. Solid Waste – The location indicated for the solid waste enclosure will be okay if it meets the enclosure specifications.

18. Electric – Edmond Electric will serve.

David Gregory represented Taco Bell. No one spoke in opposition.

Motion by Moyer, seconded by Rainey, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Moyer, Rainey, Hoose, Wohl and Chairperson Moore

NAYS: None

There was New Business.

Commissioner Moyer asked if the Planning Commission should ask the City Council if the standards regarding I-35 signage and site plan standards need to be reviewed. He suggested that this item be placed on the next agenda. Ed Moore with the ENA welcomed the Planning Commission to the Edmond plan presentation organized by the ENA on Thursday, September 29th.

Motion by Hoose, seconded by Rainey, to adjourn. **Motion carried** by a vote of 5-0 as follows:

AYES: Hoose, Rainey, Wohl, Moyer and Chairperson Moore

NAYS: None

Meeting adjourned at 7:10 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission

Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00024 Public Hearing and Consideration of Edmond Plan Amendment from Commercial Planned Unit Development to Mixed Use Commercial and Multiple-Family Residential Planned Unit Development, located north of 15th Street, and east of Bryant Avenue. (Shops at Spring Creek, LLC)

1. Infrastructure: This property is located east of BancFirst across from Spring Creek, east of Panera Bread and an eighth of a mile north 15th Street. Water is available on 15th Street and Bryant and will be extended through the project. All lines will be sized for commercial usage. There is a sanitary sewer line along Spring Creek and to the west adjacent to BancFirst. There are adequate utilities.

2. Traffic: A traffic study has been submitted. This project plans for a drive on 15th Street, west of ChappelWood Investments and a traffic light is justified at this location; as well as turn lanes. There is already a traffic light on Bryant Avenue. There will also be an interconnecting driveway through Spring Creek Plaza, providing a third access into the development. The developer will construct a bridge over Spring Creek, east of BancFirst. A pedestrian bridge is planned into Hafer Park.

3. Existing zoning pattern:

North – Hafer Park and Pelican Bay

South – Two churches and undeveloped office, Turtle Creek Commons and Heritage Baptist Church

East – Hafer Park, approximately an eighth of a mile to the east, and is on the west side of Chimney Hill Addition.

West – Pelican Bay, Spring Creek Plaza and BancFirst and west of Bryant Avenue is Devonshire.

4. Land Use:

North – Hafer Park

South – Office and condos

East – Hafer Park

West – BancFirst and retail

5. Density: 400 units on 26 acres, which in this case is the same land as the commercial use. This is acceptable through the PUD.

6. Land ownership pattern:

North – City of Edmond

South – A variety of sizes of commercial lots

East – Hafer Park

West – A variety of sizes of commercial lots

7. Physical features: Land is low and will be filled. Some of the land will be cut, such as the property east of Panera Bread which will be established at the same grade as Panera Bread with this project.

8. Special conditions: Pipeline easement, request to use City land for detention. Will comply with Title 23.

9. Location of Schools and School Land: No impact to any school, closet school is Memorial High School.

10. Compatibility to Edmond Plan: This location is not adjacent to single family detached homes. It is adjacent to Turtle Creek Commons zoned “C-2” Medium Density Multi-Family PUD

11. Site Plan Review: Will be required along with plats.

Attachments

Shops at Spring Creek PlAm

Location Map



Subject Property

The City of Edmond disclaims any warranty or merchantability or
fitness for use for a particular purpose, expressed or
implied, with respect to this data. Furthermore, the City of Edmond
disclaims any responsibility for the accuracy or completeness of this data.

Edmond Plan IV

HAFER PARK

9TH

ROBTRICE

MOCKINGBIRD

BRIARWOOD

DEVONSHIRE

BRYANT

15TH

Subject Property

ROCKWOOD

HAZELHURST

TURTLE CREEK

TURTLE HOLLOW

ARRAL

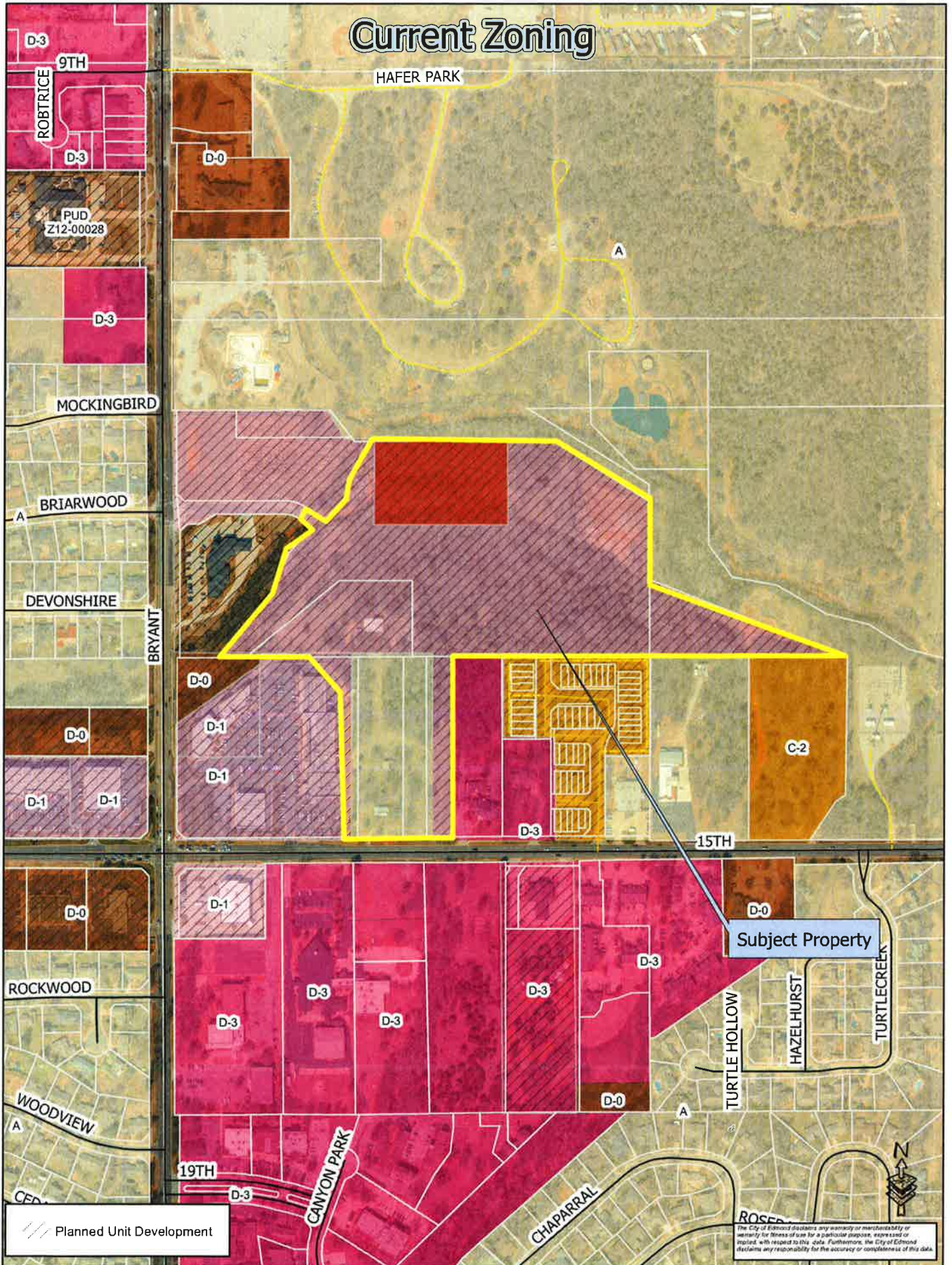
ROSEN



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warranty for fitness of use for a particular purpose, expressed or
implied, with respect to this data. Furthermore, the City of Edmond
disclaims any responsibility for the accuracy or completeness of this data.

- | | | |
|--------------------------------|---------------------------------|---|
| General Agriculture | Central Business District | Mixed Use Business Park |
| Educational / Institutional | Downtown Residential | Mixed Use Suburban |
| Parks and Open Space | Buffer Zone/Suburban Office | Limited Light Industrial and General Office Corridor |
| 100-Year Floodplain | Restricted Commercial | Restricted Light Industrial |
| Large Lot Residential | Neighborhood Commercial | Light Industrial |
| Single Family Residential | Office Commercial | Planned Light Industrial |
| Two Family Residential | General Commercial | Special Industrial, Including Limited Outdoor Storage |
| Low/Medium Density Residential | General Commercial, Limited Use | Lake Residential |
| High Density Residential | Open Display Commercial | Lake Preservation |
| | | Lake Commercial |
| | | Planned Unit Development |

Current Zoning





Date 5-20-16

EDMOND PLAN IV AMENDMENT FORM APPLICANT TO COMPLETE

The Plan Amendment Form to be completed by the applicant is evaluated by the Planning Commission and City Council as a part of the criteria for amending the Plan. The staff report developed from the review represents an additional consideration by the Planning Commission and City Council. A public hearing is held by the Planning Commission and City Council where additional comments are heard regarding an application to amend the Edmond Plan IV.

The Planning Commission and/or City Council may consider other factors that are reasonable and appropriate to the application not described in the below listed criteria.

General Planning Considerations include:

1. Community infrastructure and available services represent a significant element in reviewing land use changes in the community. Applicants requesting Plan Map Amendments should demonstrate how municipal services meet the capacity demanded by the proposed change in land use.

All required infrastructure is available.

Street improvements will be made on 15th.

2. Traffic and the need for a traffic impact analysis based on the standards in the Edmond Transportation Plan.

- a. Consideration of how the proposed amendment will affect future transportation planning and conform to future street plans and transit plans.

- b. The major traffic generators and traffic characteristics of the proposed use.

Traffic study has been provided to engineering. Traffic no different than prior PUD.

3. Changed conditions from Plan Map adoption.

More land has developed. Prior plan provided for commercial.

4. Land use. The change the usage will bring about through such external effects as dust, noise, vibration, odor, lights, fumes and glare.

No change from prior PUD use.

5. Density.

Maximum lifestyle center build out is 260,000 square feet.

6. Land ownership pattern, tract, shape, changes in pattern.

Same as prior PUD, except developer has existing Spring Creek Center under contract & will connect to it.

7. Physical features and characteristics of proposed amendment including land area or size of site, topography, soil, vegetation, flood plains, creeks.

Creek is on west & north side, topography drops significantly from south to north.

8. Special conditions affecting property, Downtown District; Arcadia Lake District; I-35 Corridor District; Sensitive Area Conservation Assessment requirements; or other special districts.

Near Hafer park. Bridge for pedestrians will connect to Hafer Park.

9. Location of schools, parks, trails and sensitive lands.

Hafer Park adjacent on north side of PUD.

10. Compatibility with Edmond Plan IV Goals and Policies.

Compatible. Same use as prior PUD.

11. The Site Plan Review Process that would apply and any special conditions that would be required of any application to develop the subject property.

Site Plan will comply with code. Variance requested on 15th street drive cut, signage & frontage requirement for landscaping.

Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00025 Public Hearing and Consideration of Rezoning from “E-1” General Commercial and “D-1” Restricted Commercial Planned Unit Development to Mixed Use Commercial and Multiple-Family Planned Unit Development, located north of 15th Street, and east of Bryant Avenue. (Shops at Spring Creek, LLC)

Attorney Randel Shadid representing Shops at Spring Creek, LLC is requesting 26 acres for a Mixed Use PUD to include a maximum 400 multiple-family units constructed above a retail center. The development would also contain a grocery store, and a boutique movie theater. None of the buildings would exceed four stories. Access to the development would be from 15th Street and Bryant Avenue. There will also be a connection to Spring Creek Plaza. Hafer Park is located to the north and a pedestrian bridge is planned across Spring Creek connecting to the park. The shopping center is planned at 260,000 square feet of commercial space. The developer is requesting a variance for signage to allow a 35 foot tall sign on the exterior access at 15th Street and Bryant Avenue. The developer plans for 40 to 50 retail stores and restaurants and indicates that the sign would be needed due to the unique setback off the arterial street. A traffic study has been submitted. Drainage is also planned, partially on land owned by the city that is south of Spring Creek.

Attachments

Shops at SC Rez

Location Map



9TH

ROBTRICE

HAFER PARK

MOCKINGBIRD

BRIARWOOD

DEVONSHIRE

BRYANT

15TH

Subject Property

ROCKWOOD

WOODVIEW

CEDAR RIDGE

19TH

CANYON PARK

CHAPARRAL

TURTLE HOLLOW

HAZELHURST

TURTLE CREEK

ROSE
The City of Edmond disclaims any warranty or merchantability or
warranty for fitness of use for a particular purpose, expressed or
implied, with respect to this data. Furthermore, the City of Edmond
disclaims any responsibility for the accuracy or completeness of this data.

Edmond Plan IV

HAFER PARK

9TH

ROBTRICE

MOCKINGBIRD

BRIARWOOD

DEVONSHIRE

BRYANT

15TH

ROCKWOOD

Subject Property

HAZELHURST

TURTLE CREEK

TURTLE HOLLOW

ARRAL

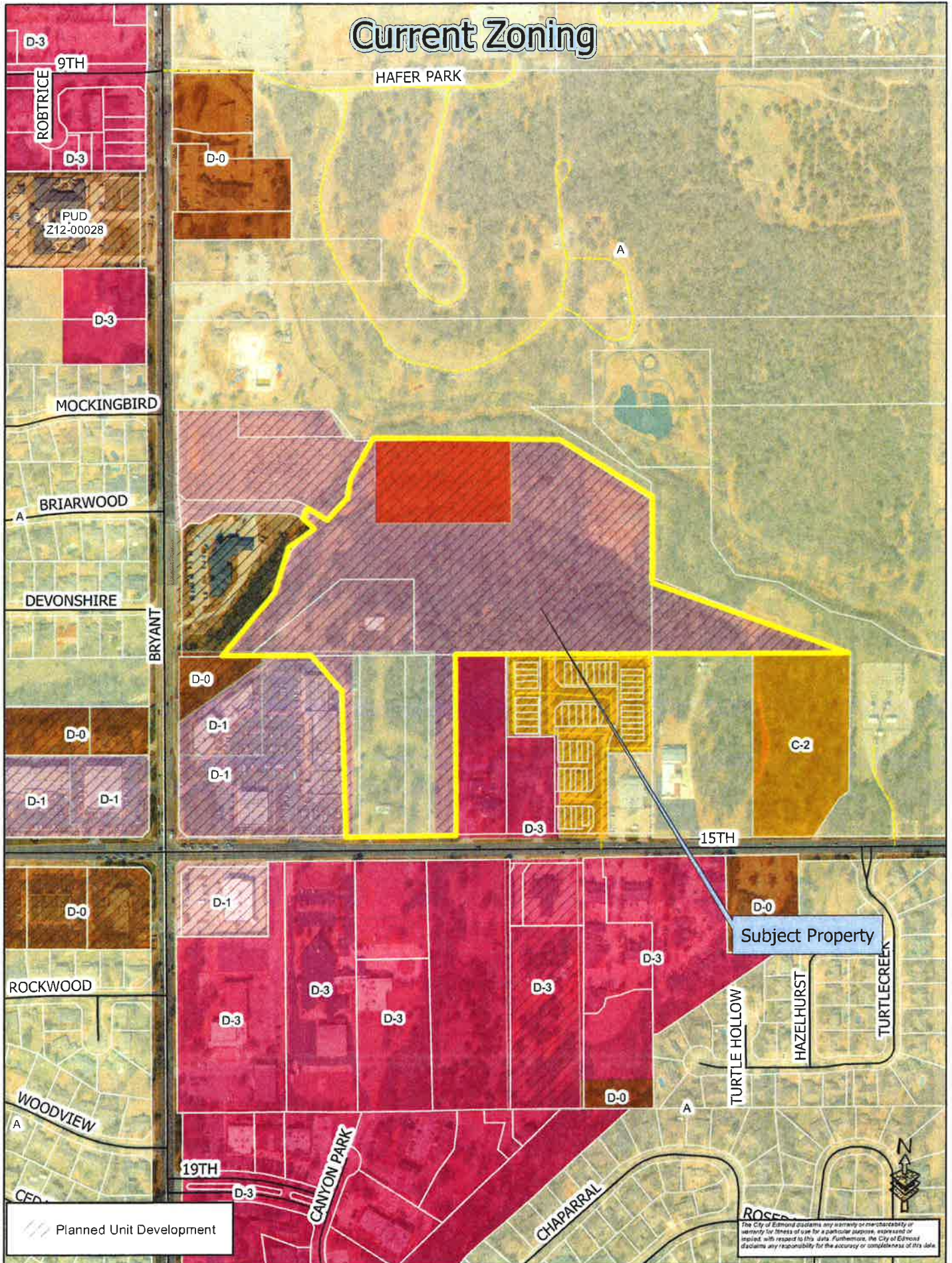
ROSE



- | | | |
|--------------------------------|---------------------------------|---|
| General Agriculture | Central Business District | Mixed Use Business Park |
| Educational / Institutional | Downtown Residential | Mixed Use Suburban |
| Parks and Open Space | Buffer Zone/Suburban Office | Limited Light Industrial and General Office Corridor |
| 100-Year Floodplain | Restricted Commercial | Restricted Light Industrial |
| Large Lot Residential | Neighborhood Commercial | Light Industrial |
| Single Family Residential | Office Commercial | Planned Light Industrial |
| Two Family Residential | General Commercial | Special Industrial, Including Limited Outdoor Storage |
| Low/Medium Density Residential | General Commercial, Limited Use | Lake Residential |
| High Density Residential | Open Display Commercial | Lake Preservation |
| | | Lake Commercial |
| | | Planned Unit Development |

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Current Zoning



**PLANNED UNIT DEVELOPMENT
STATEMENT FOR:**

THE SHOPS AT SPRING CREEK

Mixed Use Commercial Development

Edmond, Oklahoma

**Developer: SHOPPES AT SPRING CREEK, L.L.C.
2650 Thousand Oaks Blvd., Suite 2200
Memphis, TN 38118**

**Prepared By: Randel Shadid, Attorney
19 North Broadway, Suite 100
Edmond, Oklahoma 73034
(405) 341-6741**

September 8, 2106

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INTRODUCTION

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EXHIBITS

- (A) Legal Description
- (B) Master Plan
- (C) Building Elevations
- (D) Topo Map

THE SHOPS AT SPRING CREEK PLANNED UNIT DEVELOPMENT

INTRODUCTION:

1. The Title of the Planned Unit Development:

THE SHOPS AT SPRING CREEK

2. The Owner/Developer:

**SHOPPES AT SPRING CREEK, L.L.C.
2650 Thousand Oaks Blvd., Suite 2200
Memphis, TN 38118**

3. General Location of the Planned Unit Development project:

**NE Quadrant of the 15th Street and Bryant Avenue
Intersection between Spring Creek Plaza on the south
and Hafer Park on the north.**

4. A brief description of the Planned Unit Development concept:

The zoning application is for Planned Unit Development allowing all E-1 uses and a grocery store and a movie theater. The Developer would also be allowed to build up to 400 upscale multi-family residential units above certain retail establishments at an elevation of not to exceed three (3) stories above the retail ground level structure.

The entire 26 acres will be zoned PUD for the uses listed above. The Master Design Statement attached hereto is adopted as a footprint for improvements on the property and made a part hereof. The area will be developed as a lifestyle retail center with the option to construct not to exceed 400 upscale multi-family residential units above the retail development.

5. An acreage breakdown of land use:

The entire 26 acres will be zoned PUD for the uses listed in Paragraph 4 hereof. The Master Design Statement attached hereto is adopted as a footprint for improvements on the property and made a part hereof.

6. The existing zoning and proposed zoning change:

The existing zoning on the property is E-1 PUD and the proposed zoning is Mixed Use Commercial/ Residential PUD allowing all E-1 uses and a movie theater and a grocery store and further allowing at the option of the Developer the construction of up to 400 upscale multi-family residential units above a portion of the ground level retail. The upscale rental residences above retail may or may not be constructed, depending on the sole determination of the Developer. The retail will be constructed with the option of placing the upscale residential above it.

7. A statement on the existing streets abutting or adjacent to the Planned Unit Development:

15th Street is adjacent to the part of the property on the south. Bryant is not adjacent to the property, but is accessible through a traffic light on Briarwood Drive which is already constructed and this Developer will construct a vehicular bridge joining its PUD to Bryant, via the private drive providing ingress and egress onto Bryant. Access from the existing Spring Creek Plaza will be provided.

8. A statement on the proposed streets including right-of-way standards and street concepts:

No new public streets are proposed. A traffic control device will be installed at the 15th Street entry as well as required improvements as necessitated and determined by the traffic study. The private drive from the development west to Bryant is already constructed and the Developer will construct the vehicular bridge necessary to connect the drive to the property being developed herein. A variance will need to be granted as part of PUD approval for the drive opening on to 15th Street as it does not meet separation standards. A traffic study has been filed with the City Engineer.

9. A statement concerning the adjoining uses and conditions both existing and proposed to the development:

Land to the North is Hafer Park.
Land to the West is a BancFirst site and undeveloped commercial property.

Land to the South is partly multi-family and some office development.

Land to the East is City owned, mostly flood plain and electric substation site.

10. Physical Characteristics:

- (a) Topographic Analysis – The property slopes from south to north.
- (b) Slope Analysis – The property slopes from south to north.
- (c) Soil Analysis – The soils on the property are red clay and some sandy loam.
- (d) Tree Cover Analysis – There are many trees on the site. Most are Blackjacks. Some trees may be able to be preserved along the creek running along the west and the north sides of the property.
- (e) Drainage Analysis – The project will comply with all drainage standards of the City of Edmond. Some flood plain wraps the west and north sides of the property. The Developer contemplates a use agreement with the City of Edmond for small acreage at southeast corner of development to be used for detention, green space and some parking. A preliminary drainage study has been filed with the City Engineer.

11. A statement of utility lines and services to be provided by the Developer.

The Developer will connect to all city utilities and drainage will comply with Title 23. The Developer contemplates a use agreement with the City of Edmond for small acreage at southeast corner of the development to be used for detention and limited parking area.

12. The development concept as to sizes, types:

The property will develop with a maximum of 260,000 square feet of high end retail space and the possibility at the option of the Developer to construct, not to exceed 400, upscale multi-family residential units above the retail construction. Residential rental units will not exceed three stories above the retail for a total of residential and retail of four stories.

13. A statement of the improvements planned to be made to the open spaces and recreation areas:

The site will meet minimum City landscape code and Developer will try to preserve as many existing trees along the creek bank on the west and north sides of the property as possible. The development will have some open space which can be used as a venue for entertainment, art festivals, etc. A pedestrian bridge will connect the north side of the PUD to Hafer Park. As this is a unique development site there will be no landscape requirement regarding frontage of the development. Detention will be included in landscape greenspace count.

14. A description of the scheduled phases and elements of each phase:

Developer will begin construction as soon as site plan is approved and plans to construct development in one phase if market conditions allow. If the Developer opts for construction of the multi-family residential units, those will be constructed at the same time as the retail center is constructed.

15. Neighborhood regulations:

The building elevations will be similar to those in Spring Creek and will be an expansion of Spring Creek, it being the Developer's intent to connect the PUD with the existing shopping center at Spring Creek Plaza which will be purchased by Developer. Building facades will vary in order to create architectural interest and must be approved at the site plan hearing required by City of Edmond code.

16. Platting Requirements:

The Developer will comply with any platting requirements of the City of Edmond, Oklahoma.

17. Signage:

As a result of this site being located significantly off of 15th Street and Bryant, with limited or no visibility from the thoroughfares, the Developer would request as part of the PUD that pole signs, not to exceed

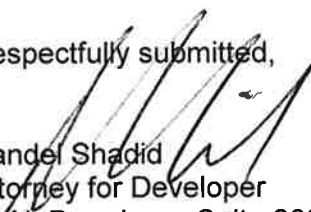
35 feet in height, be approved at its entry on 15th Street and that an off-site sign be approved at the intersection of Bryant Avenue and Briarwood Drive. The justification for this variance is that the Developer anticipates attracting 40 plus separate retail stores and restaurants to this location and needs some greater signage and visibility on 15th Street and on Bryant because the shopping center itself is obscured from view from both major streets. The Developer will be granted a perpetual easement for the sign location on Bryant and for use of private drive from Bryant to the development.

18. Spring Creek Plaza Zoning Reversion:

If for any reason Developer does not close the purchase of the existing Spring Creek Plaza, the small portion of Spring Creek Plaza rezoned herein (shown as Tract 3) will revert to its zoning as existing as of September 1, 2016, that being D-1 PUD.

Submitted this 10 day of September, 2016.

Respectfully submitted,



Randel Shadid
Attorney for Developer
19 N. Broadway, Suite 200
Edmond, OK
405-341-6741

SURVEY DESCRIPTION - TRACT 1:

A part of Government Lot 3, Government Lot 4 and the East Half of the Southwest Quarter (E/2 SW/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section Thirty-one (31), said point also being the southwest corner of Government Lot 4 of said Section;

THENCE North 00°15'07" West, along the West line of said Government Lot 4, a distance of 658.50 feet to the southwest corner of the North Half of said Government Lot 4, said point also being the southwest corner of the plat of THE BRIDGES OF SPRING CREEK WEST, an addition to the City of Edmond, according to the plat thereof recorded in Book 67 of Plats, Page 79, Oklahoma County records;

THENCE North 89°40'44" East, along the south line of said North Half of Government Lot 4, and said plat, a distance of 187.00 feet to the southeast corner of said plat and the POINT OF BEGINNING;

THENCE northeasterly, along the easterly lines of said plat, the following ten (10) courses:

1. North 38°40'31" East a distance of 287.35 feet,
2. North 23°18'19" East a distance of 143.44 feet,
3. North 42°16'18" East a distance of 113.05 feet,
4. North 56°18'20" West a distance of 47.98 feet,
5. North 35°04'17" East a distance of 45.01 feet,
6. South 56°18'20" East a distance of 67.35 feet,
7. North 49°03'30" East a distance of 87.84 feet,
8. North 22°29'37" East a distance of 32.47 feet,
9. North 08°45'08" East a distance of 40.82 feet,
10. North 26°07'01" East a distance of 151.19 feet to the northeast corner of said plat;

THENCE North 89°41'05" East a distance of 623.93 feet;

THENCE South 59°28'57" East for a distance of 371.53 feet to a point on the East line of the West Half of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (W/2 NW/4 SE/4 SW/4) of said Section 31;

THENCE South 00°02'46" East, along said East line, a distance of 286.16 feet;

THENCE South 69°31'51" East a distance of 704.19 feet to the Northeast corner

of the West Half of the Southeast Quarter of the Southwest Quarter (W/2 SE/4 SW/4) of said Section 31;

THENCE South 89°40'44" West, along the south line of the North Half of the Southeast Quarter of the Southwest Quarter and the south line of the North Half of Government Lot 4 of said Section 31, distance of 1316.48 feet to the northeast corner of the East Half of the East Half of the West Half of the East Half of the South Half (E/2 E/2 W/2 E/2 S/2) of Government Lot 4;

THENCE South 00°05'50" East, along the East line of said East Half of the East Half of the West Half of the East Half of the South Half (E/2 E/2 W/2 E/2 S/2) of Government Lot 4, a distance of 658.31 feet to a point on the South line of said Government Lot 4;

THENCE South 89°40'02" West, along the South line of said Government Lot 4, a distance of 81.55 feet to the southwest corner of said East Half of the East Half of the West Half of the East Half of the South Half (E/2 E/2 W/2 E/2 S/2) of Government Lot 4;

THENCE North 00°07'05" West, along the West line of said East Half of the East Half of the West Half of the East Half of the South Half (E/2 E/2 W/2 E/2 S/2) of Government Lot 4, a distance of 658.32 feet to the northwest corner of said East Half of the East Half of the West Half of the East Half of the South Half (E/2 E/2 W/2 E/2 S/2), said point also being on the south line of the North Half of said Government Lot 4;

THENCE South 89°40'44" West, along said south line, a distance of 711.58 feet to the POINT OF BEGINNING.

Said tract of land containing a gross area of 966,577 square feet or 22.1895 acres more or less.

LEGAL DESCRIPTION – TRACT 2

A part of Government Lot 4 of Section Thirty-one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the southwest corner of said Section Thirty-one (31), said point also being the southwest corner of Government Lot 4 of said Section;

THENCE North $89^{\circ}40'02''$ East, along the south line of said Section 31, a distance of 652.40 feet to the southeast corner of the plat of SPRING CREEK PLAZA, an addition to the City of Edmond, according to the plat thereof recorded in Book 58 of Plats, Page 3, Oklahoma County records, said point also being the southwest corner of the West Half of the West Half of the East Half of the South Half of said Government Lot 4, and the POINT OF BEGINNING;

THENCE North $00^{\circ}05'09''$ West, along the east line of said plat and the west line of said W/2 W/2 E/2 S/2 of Government Lot 4, a distance of 658.37 feet (657.75 feet per plat) to the northwest corner of said W/2 W/2 E/2 S/2 of Government Lot 4;

THENCE North $89^{\circ}40'44''$ East, along the north line of said W/2 W/2 E/2 S/2 of Government Lot 4 and continuing along the north line of the W/2 E/2 W/2 E/2 S/2 of Government Lot 4, a distance of 244.28 feet to the northeast corner of said W/2 E/2 W/2 E/2 S/2 of Government Lot 4;

THENCE South $00^{\circ}07'05''$ East, along the east line of said W/2 E/2 W/2 E/2 S/2 of Government Lot 4, a distance of 658.32 feet to a point on the south line of said Government Lot 4;

THENCE South $89^{\circ}40'02''$ West, along said south line, a distance of 244.65 feet to the POINT OF BEGINNING.

Said tract of land containing a gross area of 160,941 square feet or 3.6947 acres more or less, and an area net of 50 foot street right-of-way of 148,709 square feet or 3.4139 acres more or less.

Tract 3

LEGAL DESCRIPTION – SPRING CREEK PLAZA

A part of Lot 1, Block 1, SPRING CREEK PLAZA, an addition to the City of Edmond, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 58 of Plats, Page 3, Oklahoma County records and being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 1, Block 1;

THENCE South $89^{\circ}40'02''$ West, along the south line of said Lot 1, a distance of 42.00 feet;

THENCE North $00^{\circ}05'09''$ West, parallel to the east line of said plat, a distance of 484.14 feet;

THENCE North $45^{\circ}05'09''$ West a distance of 174.95 feet to the north line of said Lot 1;

THENCE North $89^{\circ}40'44''$ East along the north line of said Lot 1, a distance of 165.71 feet to the northeast corner of said Lot 1, said point also being the northwest corner of the West Half of the West Half of the East Half of the South Half of Government Lot 4 of Section Thirty-one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma;

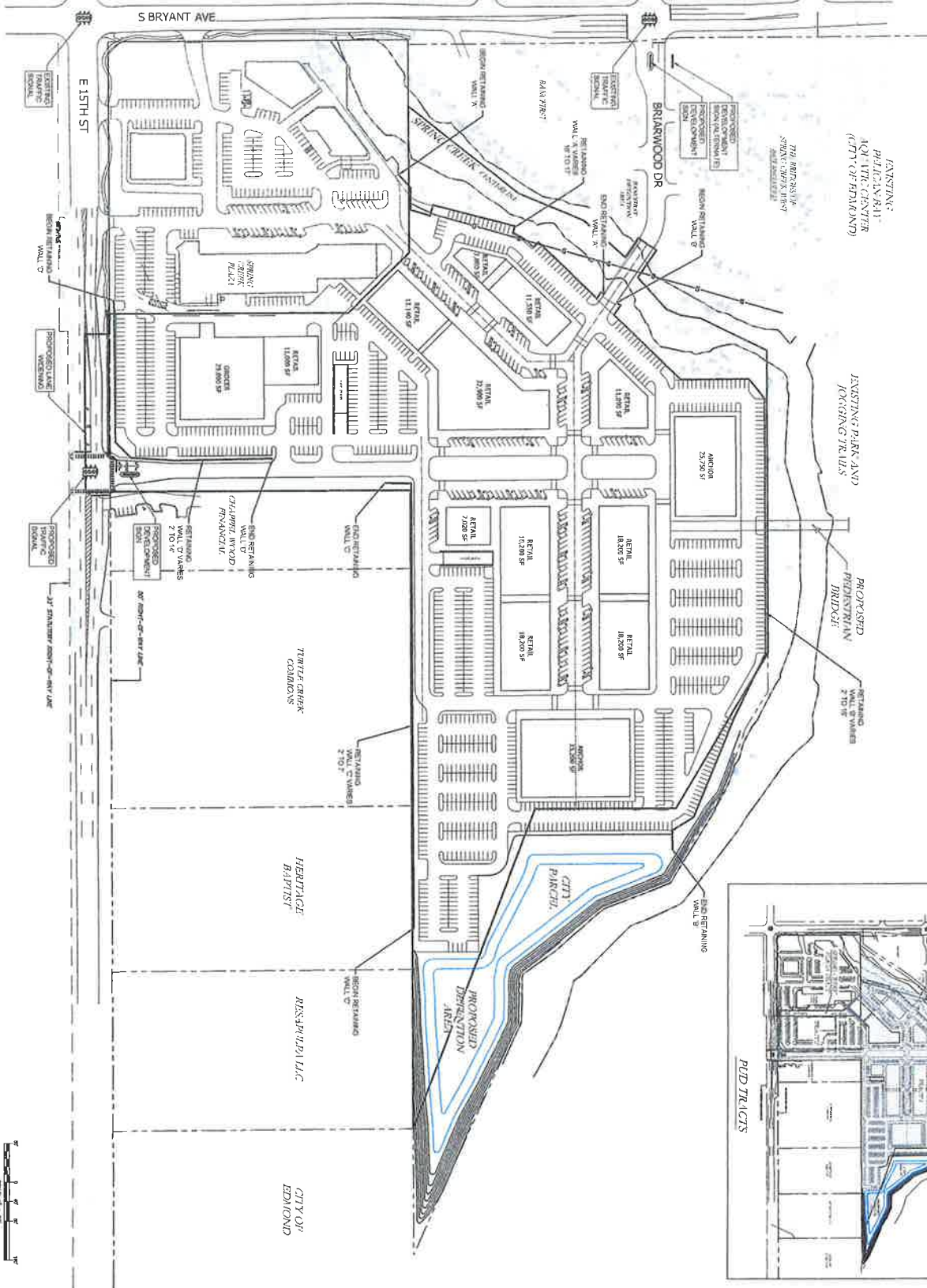
Thence South $00^{\circ}05'09''$ East, along the east line of said Lot 1 and the west line of said W/2 W/2 E/2 S/2 of Government Lot 4, a distance of 608.37 feet (607.75 per said Plat) to the POINT OF BEGINNING.

Said tract of land containing a gross area of 33,234 square feet or 0.7629 acres more or less.

The bearing basis for the above description has been rotated from plat bearings to create a common bearing basis with other adjoining tracts. The angular relationship between all lines has been retained.

EXHBIT "B"

Master Planned Area



AERIAL RENDERING



DORSKY YUE INTERNATIONAL
371
12218 W. 30th St.
Edmond, OK 73034
P: 405.466.1111
F: 405.466.1112
E: doris@dyintl.com

PROPOSED DEVELOPMENT
Edmond, Oklahoma



Date: 09/12/2016
Project No: DY201523
SHEET 001 OF 001

EXHIBIT "C"

Building Elevations

EXHIBIT "C"
Building Elevations



EYE LID, VIEW 3

DORSKY YUE

1. FIVEAARD
P.O. Box 1720
E-218, 664 201C
F: 381 534 601

FOR LAYOUBACK
P.O. Box 1720
E-218, 664 201C
F: 381 534 601

WAGNITONDC
P.O. Box 1720
E-218, 664 201C
F: 381 534 601

PROPOSED DEVELOPMENT

Edmond, Oklahoma



Trade	USA, 22, 2006
Physical No	DS-201574

ES701523

UNITED STATES PATENT AND TRADEMARK OFFICE
LUC

1. PPH 2005	1.000 1.000 1.000	1.000 1.000 1.000
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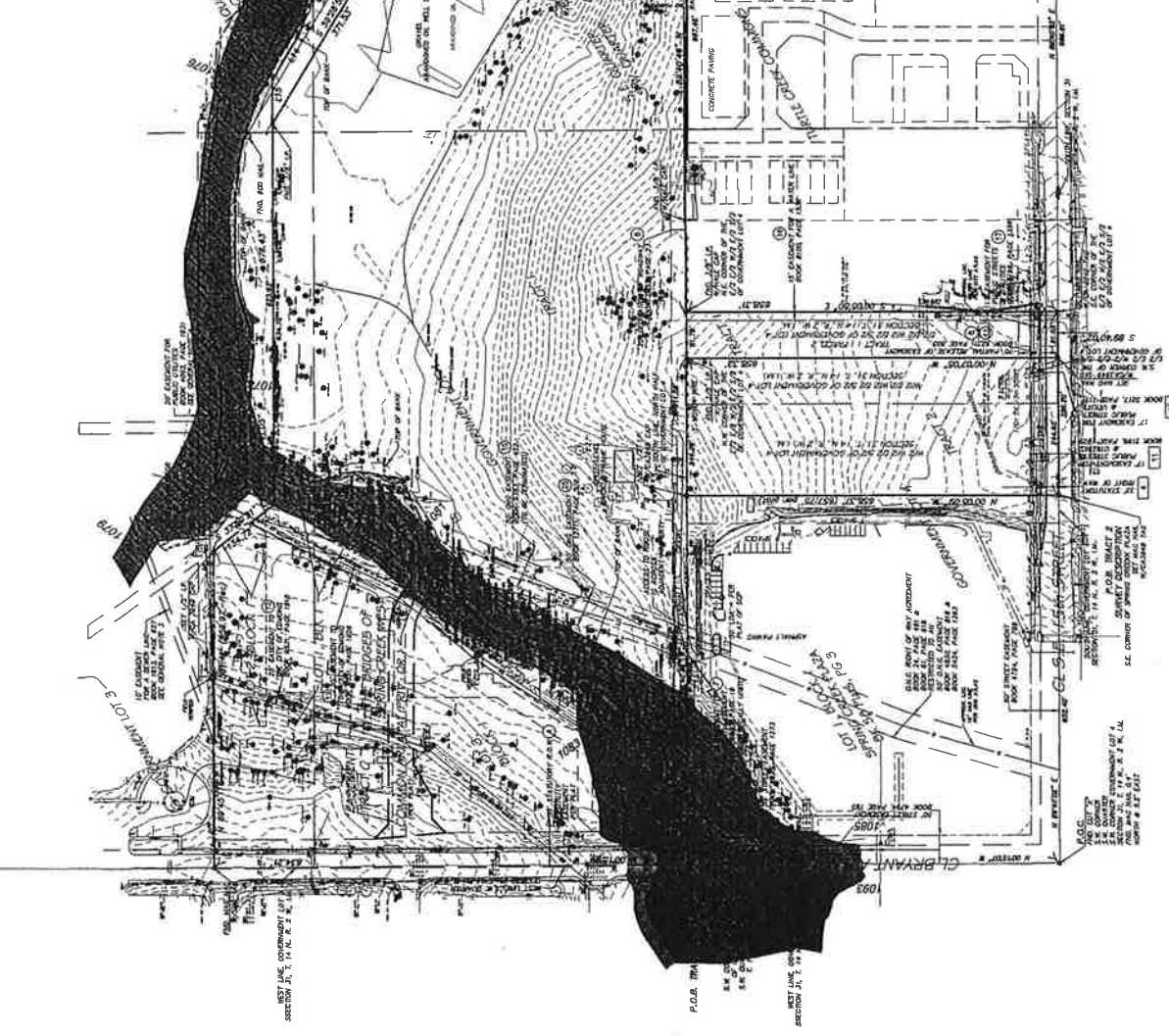
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EXHIBIT "D"

TOPO Map

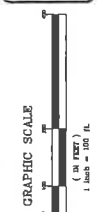


Parcel Line Table		
Line #	Direction	Length
L1	S 89°40'02" E	33.27
L2	N 25°16'02" E	18.03
L3	N 85°30'25" E	29.23
L4	N 10°22'25" E	450.70
L5	N 68°33'35" E	56.21
L6	N 89°40'44" E	6.52
L7	S 89°40'14" W	25.52
L8	S 66°04'34" E	923.39
L9	S 66°35'01" E	100.09
L10	S 39°32'31" E	214.71
L11	S 135°09' E	146.88
L12	S 50°36'51" E	206.72
L13	S 70°19'28" E	142.41
L14	S 58°26'30" E	91.50
L15	N 89°41'02" E	10.06



NOTE: The geographic information shown herein was incorporated in to the ALTA/NSPS Land Title Survey prepared by Smith Roberts Radtke, LLC (SRB), and is based upon the following sources:

1. Elevations and type of back-sight information, the cadastre of the property shown herein was collected by SRB as part of the field work for the ALTA/NSPS Survey referenced above.
2. Elevation information shown on the interior of the property derives from information provided by the owner and was not purchased by SRB. The source of the field work is unknown.



PRELIMINARY TOPOGRAPHICAL SURVEY
SPRING CREEK VILLAGE - 2015
BRYANT AVENUE and S E 15th STREET
EDMOND, OKLAHOMA COUNTY
STATE OF OKLAHOMA

SMITH ROBERTS BALDISCHWILER, LLC

100 THE ONE THIRTEENTH FLOOR NEW YORK, NY 10003-3001	TEL: (212) 512-2000 FAX: (212) 512-2001 E-MAIL: info@smithrobertsbaldischwiler.com
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ENGINEERS • SURVEYORS • PLANNERS
CORPORATE OF AUTHORITY NO. 2048 EXPIRES MAY 30, 2017



Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case # Z16-00039 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Dwelling District and Single-Family Dwelling Planned Unit Development to Commercial Planned Unit Development for Saratoga Farms Event Center generally located east of Santa Fe Avenue, a half-mile north of Covell Road. (CAM Women's Production, LLC)

1. Infrastructure: Water is generally available from Saratoga Farms and along Santa Fe. This use will require city water and that will be extended by the developer. The owner was not planning to sub-divide the property or provide a plat. All the easements would be provided and there would be site plan approval. There is sufficient land for a septic tank or aerobic system, whichever is approved by DEQ.

2. Traffic: Most of the events will be held Thursday, Friday, Saturday or Sundays. Parking is available for 180. A traffic study is not anticipated. The Driveway Separation Standards have been met and there will be a deceleration lane on Santa Fe. Mr. Hornbeek has identified that hard surfacing is not preferred for the parking lot or driveway. He understands that it has to be hard packed surfacing for the delivery trucks, garbage trucks and fire trucks, but since events do not occur every day, each week, he was hoping that a non-paved surface would work. The City Standard is for sealed surface paving and where the fire truck and garbage truck are needed the sealed surfacing needs to be substantial enough for the weight of the trucks. An alternative surfacing was being requested. The Engineering Department is familiar with this request and does not support it. The developer wants to install a right turn lane to pull into the driveway. The Engineering Department has suggested a widening lane along Santa Fe along with the right-of-way required by the Transportation Study.

3. Existing zoning pattern:

North – Immediately surrounding the property “A” Single-Family

South – Immediately surrounding the property “A” Single-Family

East – Immediately surrounding the property “A” Single-Family

West – Immediately surrounding the property “A” Single-Family

4. Land Use:

North – Single-Family

South – Single-Family

East – Single-Family

West – Single-Family

5. Density: N/A

6. Land ownership pattern:

North – Mrs. McNeill owns all the surrounding property.

South – Mrs. McNeill owns all the surrounding property.

East – Mrs. McNeill owns all the surrounding property.

West – Mrs. McNeill owns all the surrounding property.

7. Physical features: Previously used as a horse farm.

8. Special conditions: None

9. Location of Schools and School Land: The nearest school would be Cross Timber Elementary on Kelly Avenue between Sorghum Mill and Coffee Creek.

10. Compatibility to Edmond Plan: Do to the scale of the project and the open space around the site, it is very compatible.

11. Site Plan Review: Required.

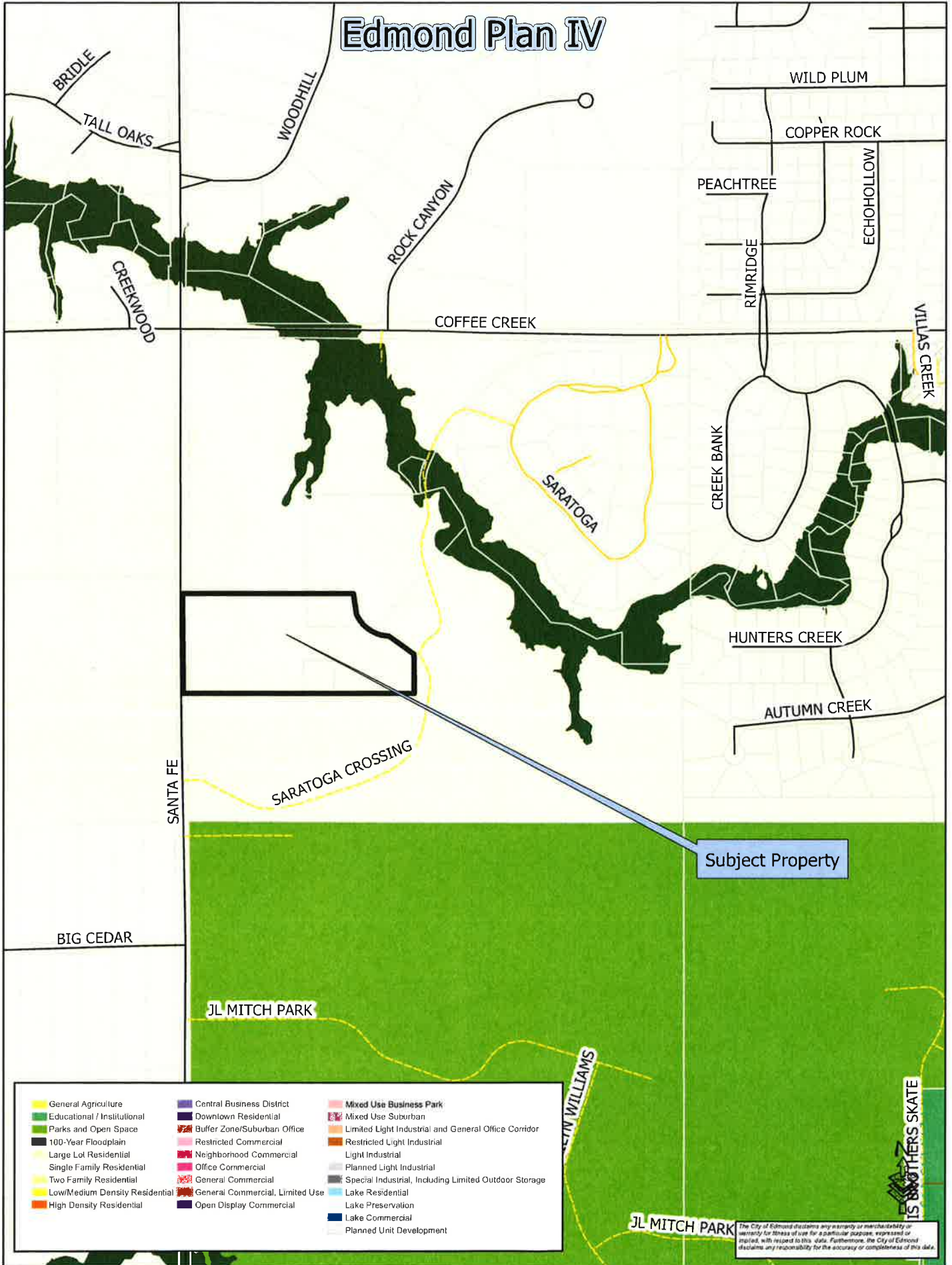
Attachments

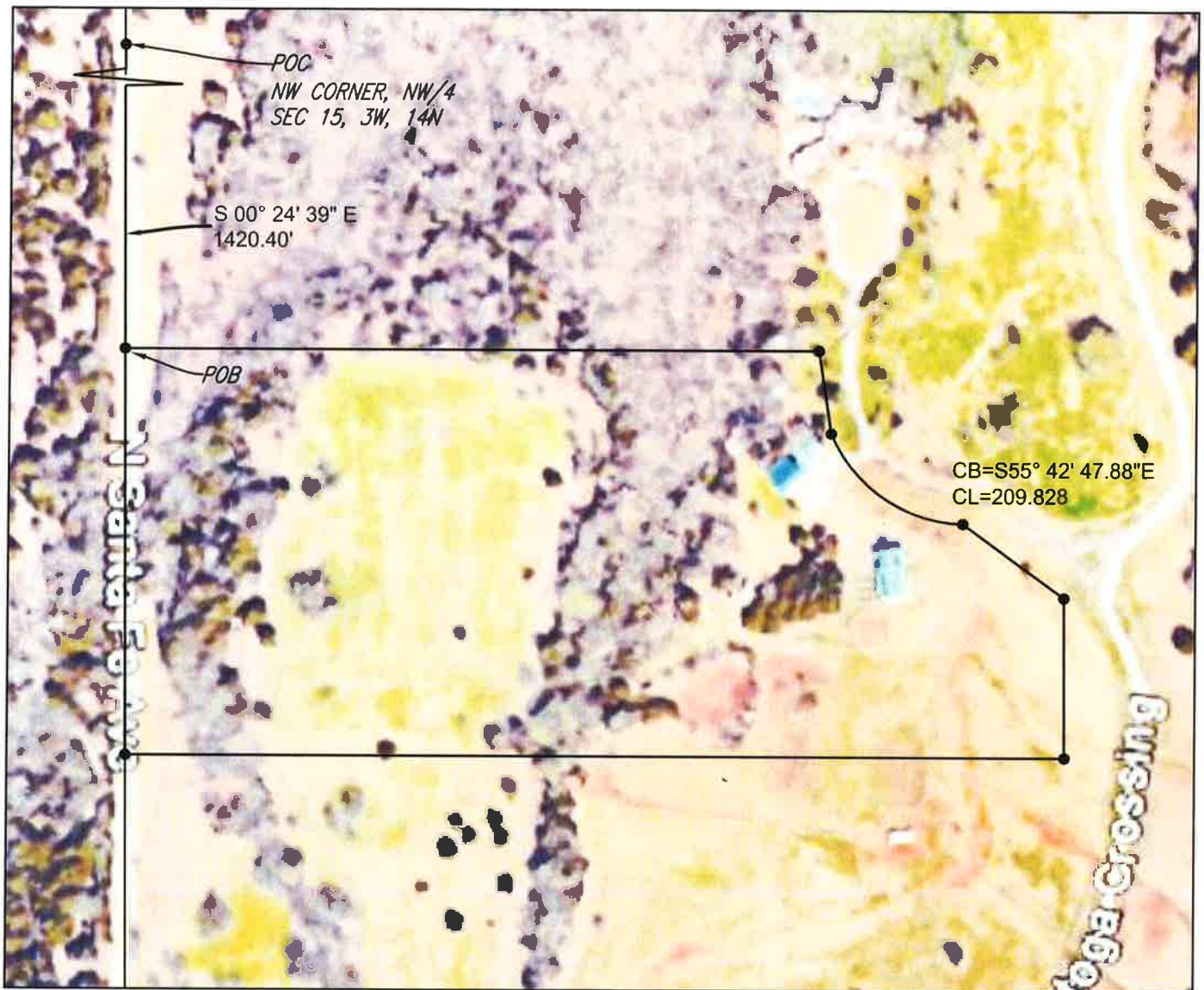
Saratoga Farms PLAm



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disclaims any responsibility for the accuracy or completeness of this data.

Edmond Plan IV





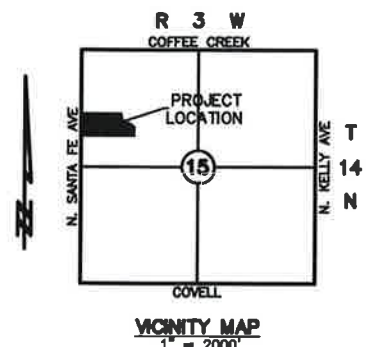
LEGAL DESCRIPTION

A tract of land being part of the Northwest Quarter (NW/4) of Section Fifteen (15), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, and more particularly described as follows:

With the Basis of Bearing being North 00°24'39\"/>

COMMENCING at the Northwest Corner of said NW/4; thence S00°24'39\"/>

Said tract contains 583100.3916 square feet ±, or 13.3861 acres more or less.



LAST SAVED: 9/12/2016 4:30 PM

FILE LOCATION:





N
EXHIBIT "B"
SARATOGA FARMS EVENTS CENTER PUD
MASTER DEVELOPMENT PLAN

Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00038 Public Hearing and Consideration of Rezoning from “A” Single-Family Dwelling District and “A” Single-Family Dwelling District Planned Unit Development to Commercial Planned Unit Development for Saratoga Farms Event Center generally located east of Santa Fe Avenue, a half mile north of Covell Road. (CAM Women’s Production, LLC)

David Hornbeek is representing Cheri McNeill in requesting a 13 acre PUD for an event center, to be used primarily for weddings. This use would generally would be an “E-1” level Commercial Use. The owner wants to allow for any office, restaurant, or retail sales as a part of the PUD. Corporate events could be held also. Mrs. McNeill owns a larger tract of land around this project and also lives on the property. Saratoga Farms Addition is located to the east, Mitch Park is located to the south, Kanaly's North Country is located to the west. There is substantial open space between this use and the nearest home. The parking for the facility is located east of Santa Fe and a new drive approach will be required on Santa Fe with a deceleration lane. The event center is anticipated to seat 350 people, there will be indoor and outdoor activities. There is an existing barn on the property and the new building is immediately south of the barn. Mr. Hornbeek has discussed this project thoroughly with the Building Department and Fire Department, all the City requirements can be met. City water will be extended for this use. This is a very compatible use as to location and the manner that it has been site planned.

Attachments

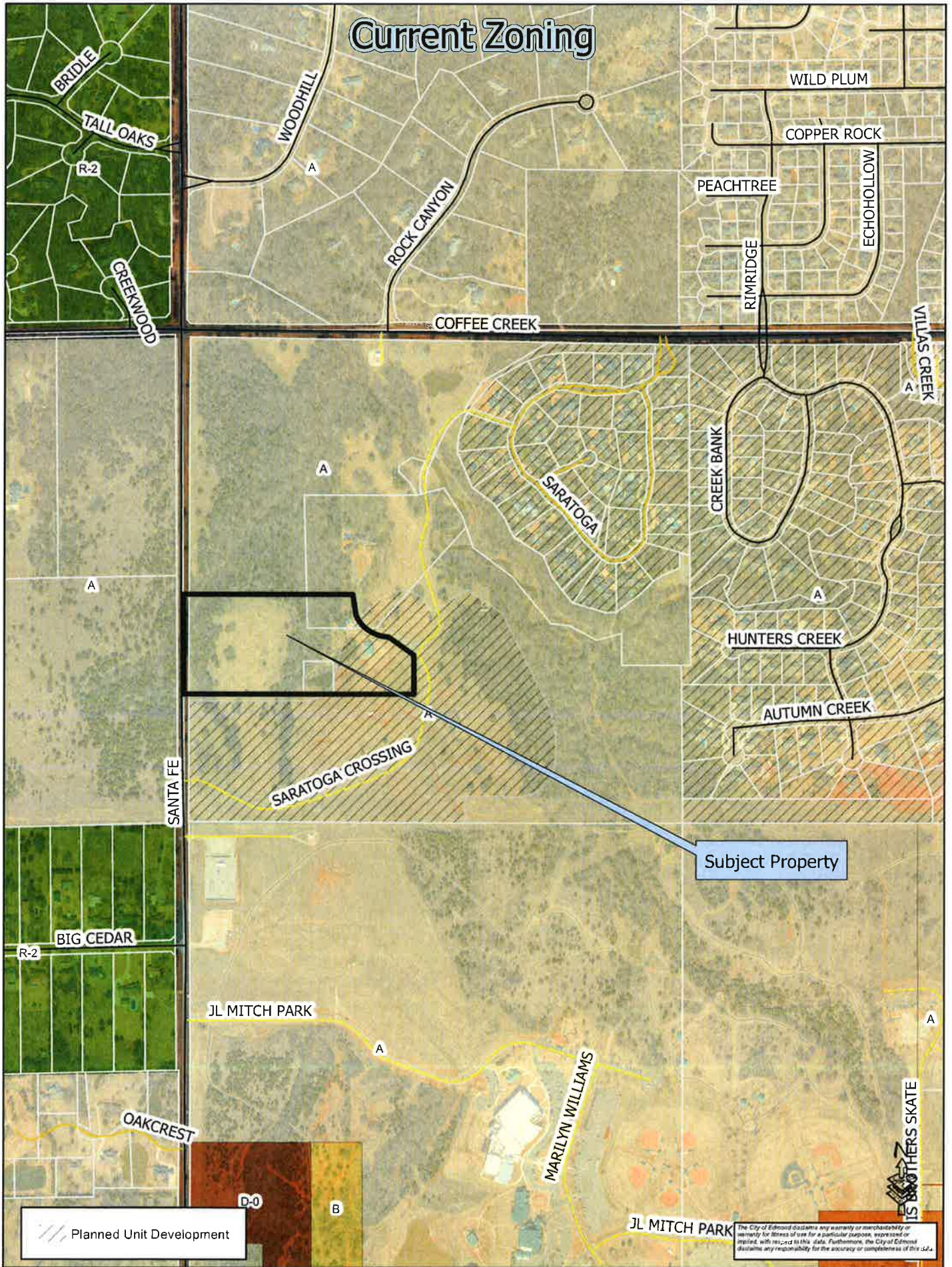
Saratoga Rez

Location Map



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Current Zoning



Planned Unit Development

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IS BROTHERS SKATE

**SARATOGA FARMS EVENTS CENTER
PLANNED UNIT DEVELOPMENT
DESIGN STATEMENT
SEPTEMBER 12, 2016**

1. Title of Planned Unit Development:

Saratoga Farms Events Center

2. Owners/Developers:

CAM Women Production, LLC

3. General Location of the Planned Unit Development:

The project is located east of N. Santa Fe Avenue and south of W. Coffee Creek Road in north Edmond.

4. Complete description of the Planned Unit Development concept, including a list of variances requested:

Saratoga Farms Events Center Planned Unit Development will contain one tract containing 13.39± acres. The project contemplates the development of an events center for various events including, but not limited to, weddings, corporate events, bridal and baby showers, parties, and fundraisers. The developer plans to provide both indoor and outdoor events. The following E-1 Retail General Commercial District uses shall be permitted within this PUD:

Office

Restaurant

Retail Sales and Services

Any other uses required to provide event planning and events such as, but not limited to, weddings, parties, corporate events, wedding and baby showers, retreats, fundraisers, catering services, etc. will be permitted in this PUD.

Alcohol will be permitted to be served, sold and consumed in conjunction with the events.

The developer intends to construct a new addition to an existing building that will provide space for the events, offices, catering, kitchen, bathrooms, etc.

A new parking lot will be constructed on the property to provide adequate parking for the planned events. Hard topped paving will not be required. Parking lots may be constructed of alternative materials to be approved by the Fire Marshall. A fire engine turnaround will be constructed on the property near the events center buildings as shown on the attached Master Development Plan. No other parking will be required. An entryway will be constructed on N. Santa Fe Avenue providing access to the site. This entry may be gated.

One sign will be permitted on Santa Fe Avenue. Interior directional signs will also be permitted.

5. Acreage breakdown of land uses, including (a) figures for each separate use area, and (b) total dwelling units for residential areas:

- a. Tract One = 13.39± acres of E-1 Retail General Commercial District

6. List (a) the existing zoning, and (b) proposed zoning change:

- a. From existing zoning of A Single Family Residential District
 - b. E-1 Retail General Commercial District PUD

7. Statement on the existing streets abutting or adjacent to the Planned Unit Development:

Santa Fe Avenue is the closest section line roadway and abuts the property on the west boundary. W. Coffee Creek Road is located north of the property.

8. Statement on the proposed streets, including right-of-way standards and street concepts:

One driveway onto Santa Fe Avenue will be constructed to serve the property. The driveway may be gated. The proposed drives within the development will be private.

9. Statement concerning the adjoining uses, conditions both existing and proposed to the development:

Property directly east and south of the site is vacant. Saratoga Farms housing addition lies further to the northeast of the site and contains single family residential development. There is one single family residence located just north of the proposed Saratoga Farms Events Center. This property is owned and occupied by the developer of the events center. Property west of Santa Fe Avenue is mostly vacant.

10. Physical characteristics:

- (a) Elevation analysis:

The property elevation runs from approximately 1100 feet at the west boundary to approximately 1107 feet at the east boundary.

(b) Slope analysis:

The property contains. The site slopes in generally in a northerly direction.

(c) Soil analysis:

The site contains the Renfrow-Vernon-Bethany association soil which is deep and shallow, nearly level to sloping, loamy and clayey soils on prairie uplands.

(d) Tree cover analysis:

The site contains native trees, grasses and one pond.

(e) Drainage analysis, including drainage area information:

The site drains across the north into Hunter's Creek.

11. Description of types, sizes and densities of proposed structures:

The existing barn on the property will be added onto and enlarged to contain the main events center building. The maximum square footage of the building addition is approximately 8,000 square feet. The existing building and outbuildings on the site will be permitted to remain as constructed and may be used as accessory buildings.

The building addition is to be constructed of metal siding with a stone veneer. The plan is to match the look of the existing barn. Painted metal, architectural metal, and painted concrete block buildings will be permitted.

Statement of utility lines and services to be provided by the developer, including commitments by the developer for extensions of utility and off-site improvements:

Sanitary sewer services will be provided through the use of a septic/aerobic system. Public water service will be extended to the site by the developer.

12. Statement of the improvements planned to be made to the open spaces and recreation areas:

N/A.

13. Description of the scheduled phases and elements of each phase:

N/A.

14. Exhibits:

Exhibit A: PUD Legal Description

Exhibit B: Master Development Plan

Planning Commission Hearing Date

Signature

City Council Hearing Date

Signature

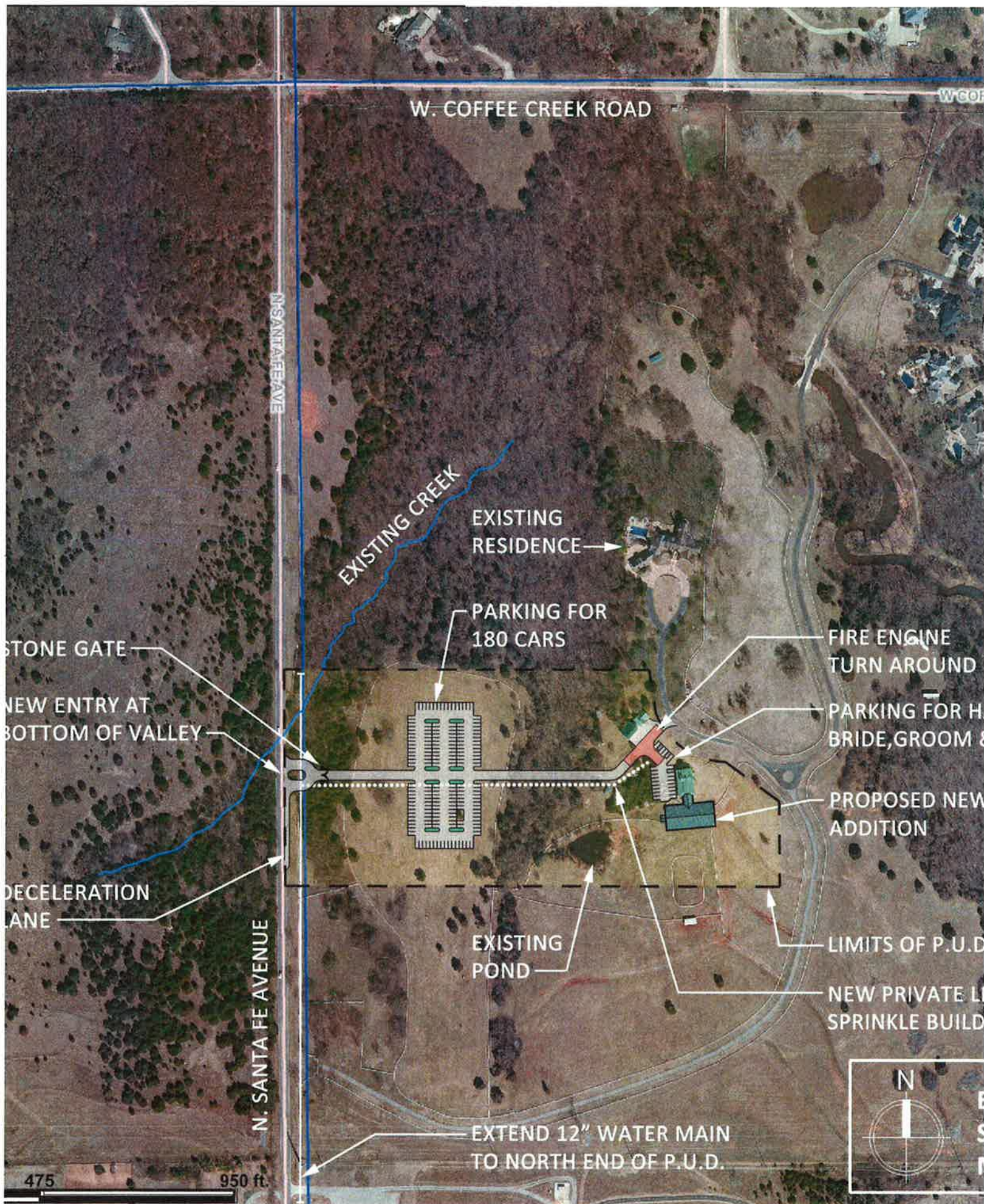
EXHIBIT "A"
SARATOGA FARMS EVENTS CENTER
LEGAL DESCRIPTION

A tract of land being part of the Northwest Quarter (NW/4) of Section Fifteen (15), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, and more particularly described as follows:

With the Basis of Bearing being North 00°24'39" West along the West line of said NW/4.

COMMENCING at the Northwest Corner of said NW/4; thence S00°24'39"E along the West line of the NW/4 a distance of 1420.40 feet to the **POINT OF BEGINNING**; thence S89°59'27"E and parallel with the South line of said NW/4 a distance of 903.61 feet; thence S8°35'32"E a distance of 109.84 feet to a point on a non-tangent curve to the left having a radius of 192.344 feet, an arc length of 221.937 feet, a chord bearing of S55°42'48"E, and a chord length of 209.83 feet; thence S53°55'15"E a distance of 165.10 feet; thence parallel with the West line S00°24'39"E a distance of 210.00 feet; thence parallel with the South line N89°59'27"W a distance of 1224.50 feet to a point on the West line of the NW/4; thence along said West line N00°24'39"W a distance of 534.00 feet to the point of beginning.

Said tract contains 583100.3916 square feet ±, or 13.3861 acres more or less.



Planning Commission

7.

Meeting Date: 10/04/2016**From:** Bob Schiermeyer**Department:** Planning/Zoning

Information**RE:**

Case #Z16-00035 Public Hearing and Consideration of Rezoning for Take 5 Oil Change from “E-1” Retail General Commercial to “E-2” Open Display Commercial located at 3024 S. Broadway. (MACS Investment, LLC)

MACS Investments is requesting rezoning of the existing tire business and dog wash located on south Broadway, north of Burger King Restaurant. The proposed use is a vehicle service facility known as Take 5 Oil Change. The existing building will be removed and a new building constructed. A commercial site plan would be required. The zoning ordinance adopted in 2007 requires “E-2” Open Display for vehicle service. The owner does not intend to sell vehicles on the property but the “E-2” District is the first district that allows vehicle service other than the industrial uses. This change in zoning will allow for the redevelopment on the property containing 21,671.10 square feet or .4975 acres. The Stratford House Inn is located to the north, Burger King to the south and the Hobby Lobby shopping center to the east. There are no homes adjacent to this property and is projected for Open Display on the Edmond Plan. There is no plan amendment.

Attachments

Take 5 Oil Change

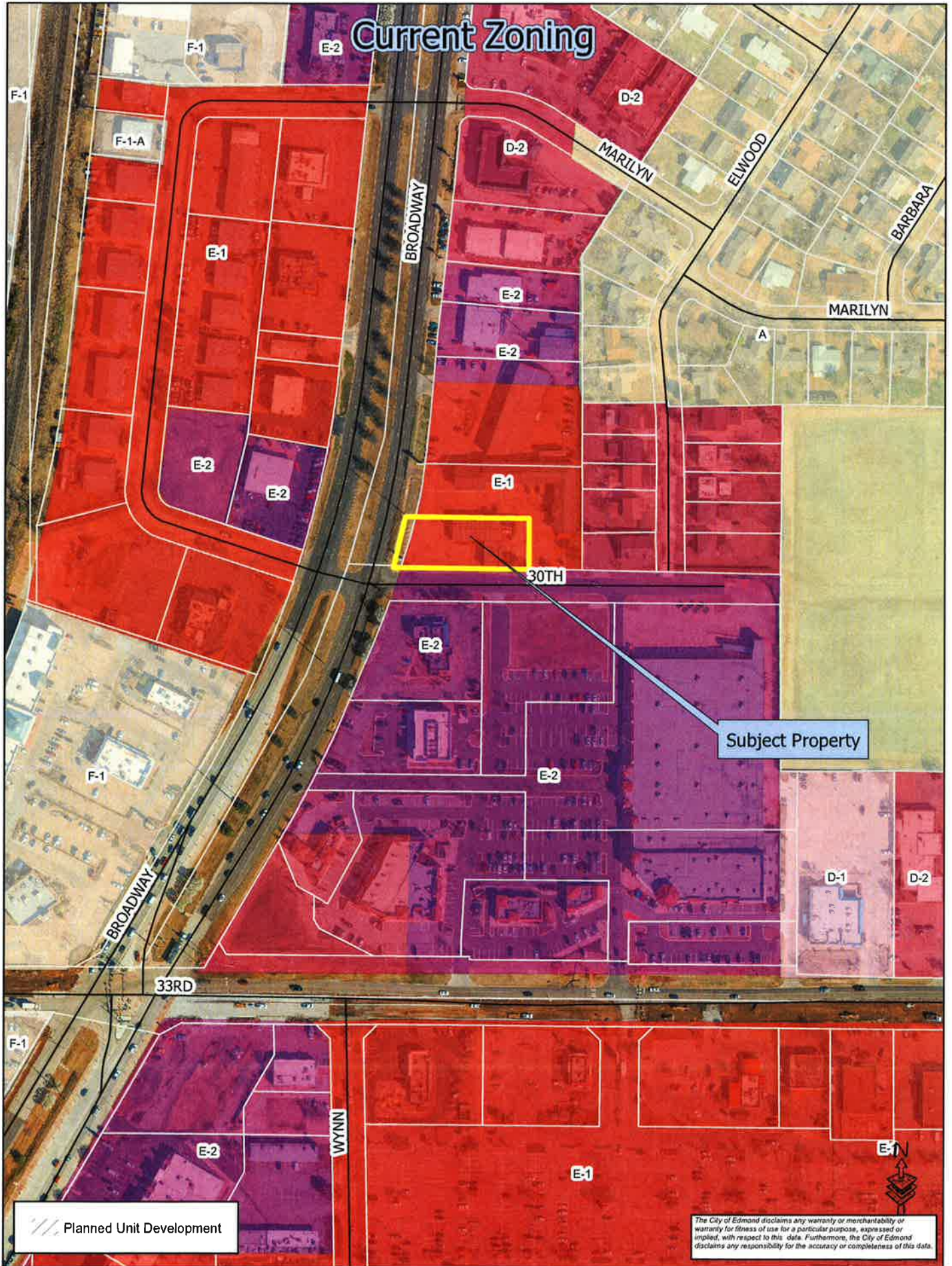
Location Map



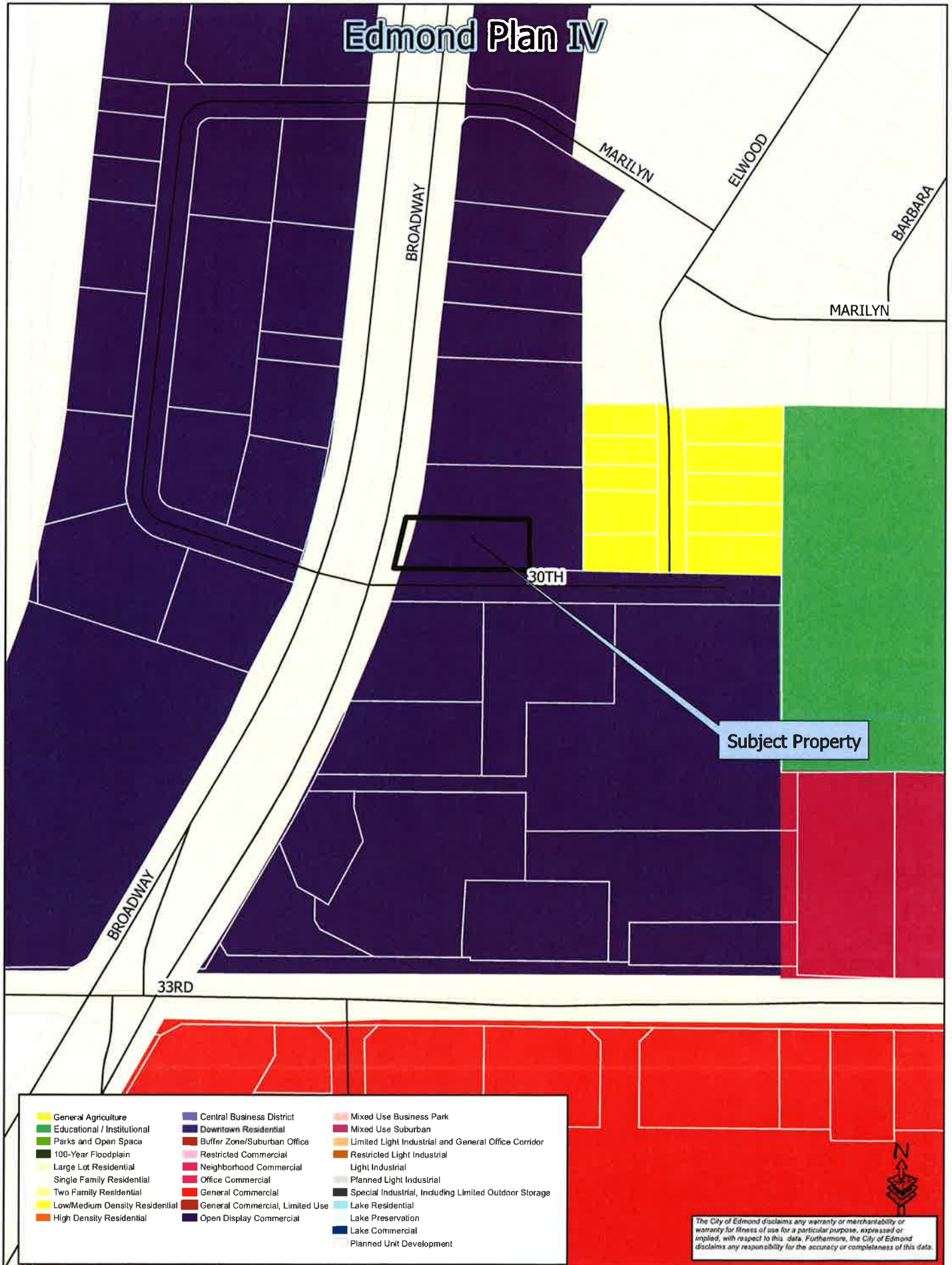
Subject Property

The City of Edmond disclaims any warranty or merchantability or warranty for fitness of use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.

Current Zoning



Edmond Plan IV



Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case # Z16-00036 Public Hearing and Consideration of Edmond Plan Amendment from Single-Family Dwelling to Commercial Planned Unit Development on .75 acres located on the northeast corner of Rhode Island and Memorial Road at 201 East Memorial Road. (Wayne Frost)

1. Infrastructure: Sewer is located on the northwest corner of the property. Based on the limited size of the building to be constructed and the separation from the house. The proposal is to continue with a water well. City water is not immediately available to the property as this time. Water is available at Jordan and Memorial and further north on Rhode Island.

2. Traffic: The Leavitts North Park Addition is in a difficult traffic situation. The Oklahoma City limits is to the west and mostly to the east of the addition. The Stonepoint Addition to the east is a private street development that does not allow any access. The only access to Leavitts is from Memorial Road, either from Jordan or Rhode Island. Memorial is busy street and is in the Oklahoma City Limits. The traffic signal at Fox Hollow is Oklahoma City's traffic light. The Broadway Extension is approximately $\frac{3}{4}$ of a mile to the west and Oklahoma Christian University with approximately 2,600 students is located another mile to the east. Boulevard/Eastern is also to the east and serves as an access to Oklahoma City in addition to Kelly Avenue. There is no chance for access to the north to Wynn Drive, so for the future Leavitts North Park Addition will have its only access to Memorial.

3. Existing zoning pattern:

North – Single-Family homes

South – Oklahoma City, OK

East – Single-Family PUD

West – Multiple-Family PUD

4. Land Use:

North – Single-Family homes

South – Single-Family homes

East – Single-Family homes

West – Undeveloped

5. Density: 32,670 square feet, one home (This lot was approved when septic tanks and water wells were allowed on less than 40,000 square feet.

6. Land ownership pattern:

North – Individual residential lots

South – Individual residential lots

East – Individual residential lots

West – Undeveloped

7. Physical features: Already developed with a home.

8. Special conditions: None

9. Location of Schools and School Land: N/A

10. Compatibility to Edmond Plan: The Edmond Plan is projected “D-1” Restricted Commercial, so far none of that type of development has occurred. A Philip 66 station was considered some years ago with a Special Use Permit on the northwest corner of Rhode Island and Memorial. Currently a three story senior housing project has been discussed on that property. The City has supported that project through OFHA Funding grants. “D-1” Restricted is the lightest of intensity commercial that is why the applicant has submitted a PUD.

11. Site Plan Review: Site plan would be required to bring the house up to full commercial standard and to build a commercial building for the wrap and window tinting business.

Attachments

Wayne Frost PlAm



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Location Map



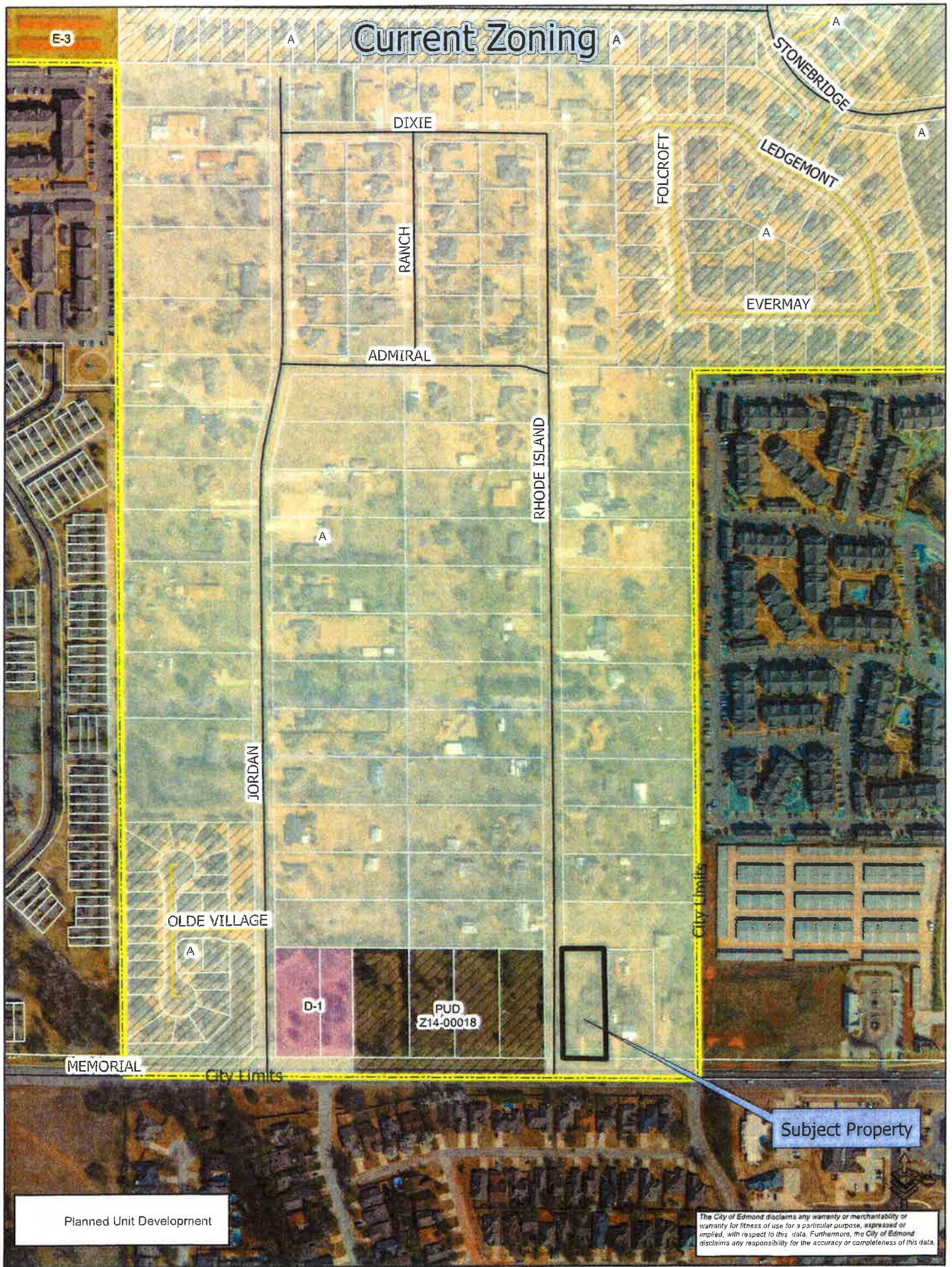
Sewer Lines

- Abandoned Gravity Mains
- Gravity Main
- Creek Crossing
- Private Gravity Main
- Interceptor
- OKC Interceptor
- Edmond/OKC Interceptor
- Transmission Main
- Active Main
- Abandoned Main
- Private Main

Subject Property



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Current Zoning

E-3

A

A

A

A

STONEBRIDGE

LEDGEMONT

EVERMAY

FOLCROFT

DIXIE

RANCH

ADMIRAL

RHODE ISLAND

A

JORDAN

OLDE VILLAGE

A

D-1

PUD
Z14-00018

MEMORIAL

City Limits

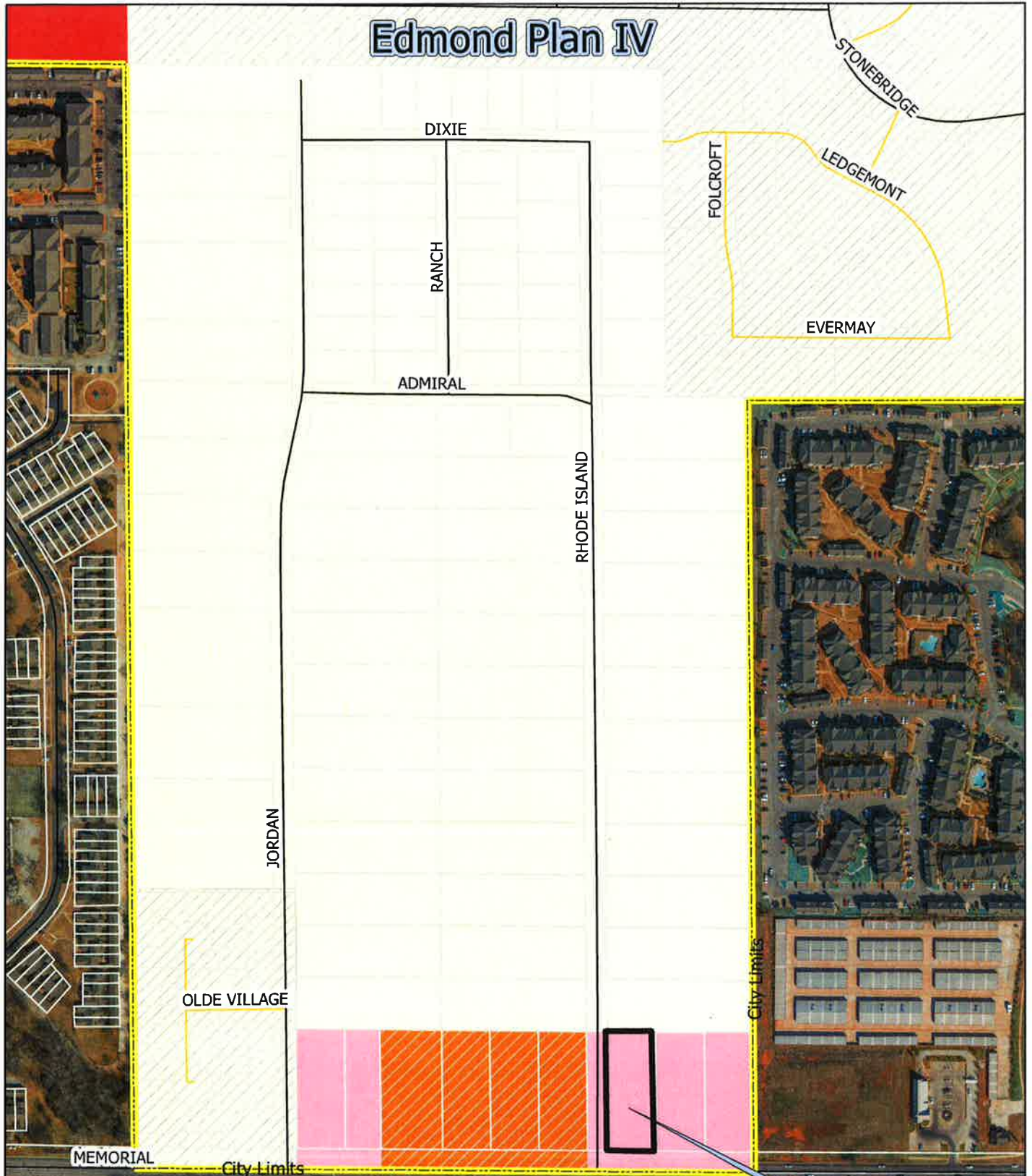
City Limits

Subject Property

Planned Unit Development

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Edmond Plan IV



- | | | |
|--------------------------------|---------------------------------|---|
| General Agriculture | Central Business District | Mixed Use Business Park |
| Educational / Institutional | Downtown Residential | Mixed Use Suburban |
| Parks and Open Space | Buffer Zone/Suburban Office | Limited Light Industrial and General Office Corridor |
| 100-Year Floodplain | Restricted Commercial | Restricted Light Industrial |
| Large Lot Residential | Neighborhood Commercial | Light Industrial |
| Single Family Residential | Office Commercial | Planned Light Industrial |
| Two Family Residential | General Commercial | Special Industrial, Including Limited Outdoor Storage |
| Low/Medium Density Residential | General Commercial, Limited Use | Lake Residential |
| High Density Residential | Open Display Commercial | Lake Preservation |
| | | Lake Commercial |
| | | Planned Unit Development |

Subject Property

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Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

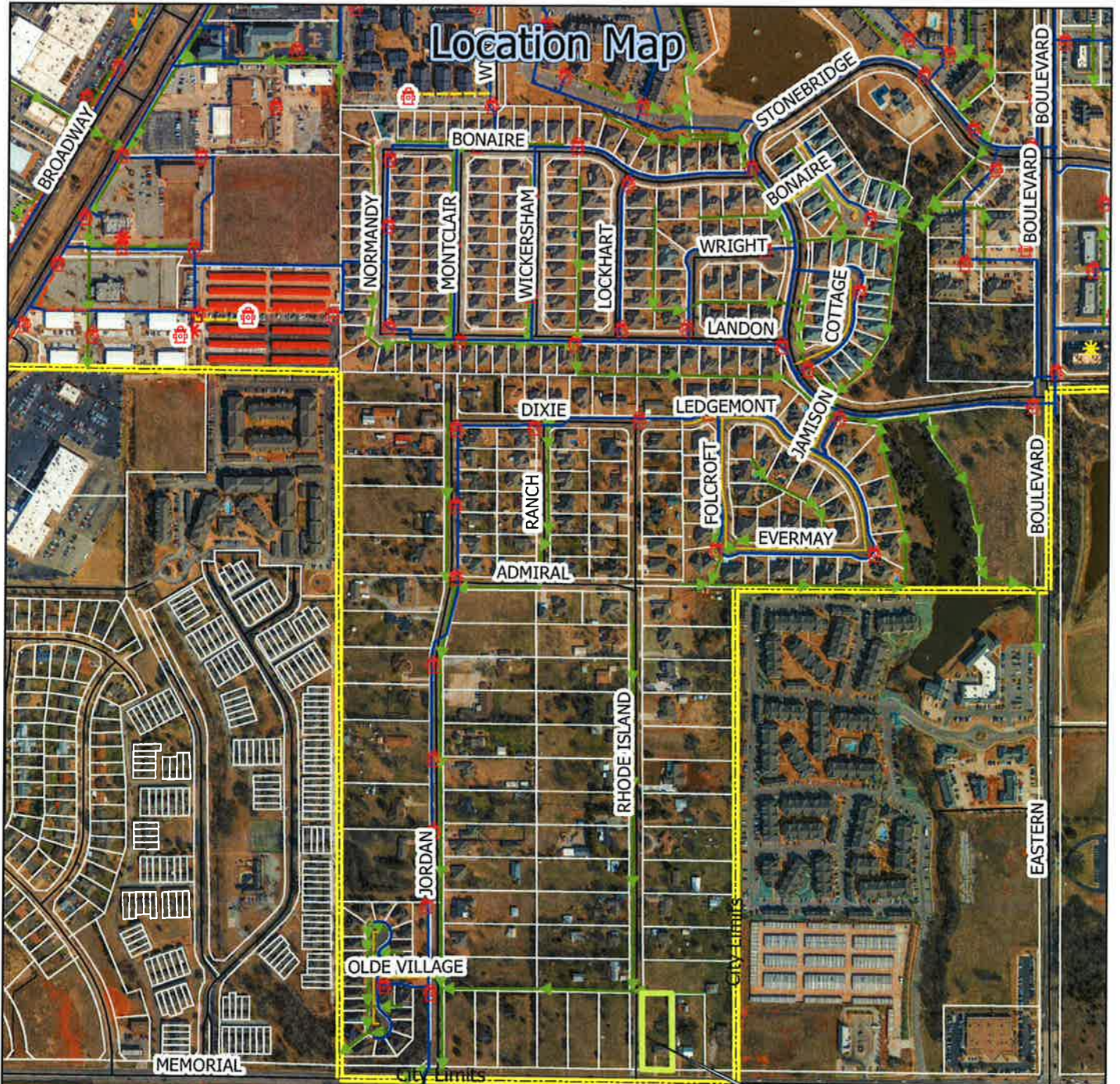
Case #Z16-000037 Public Hearing and Consideration of Rezoning from “A” Single-Family Dwelling District to Commercial Planned Unit Development on .75 acres, located on the northeast corner of Rhode Island and Memorial Road at 201 East Memorial Road. (Wayne Frost)

The Edmond Plan is projected for “D-1” Restricted Commercial on the proposed property and the reason that is the case is due to the projection of all the land between Jordan and along the frontage of Memorial for that level of usage. A multi-story project has been approved to the west in a Planned Unit Development for senior housing. That project has not started and is unknown when and if that development will progress. While the land across the street in Oklahoma City is residential, a majority of the land in Oklahoma City to the east is commercial. There is a self-storage east of Leavitts North Park Addition and the car wash. There are other offices on the south side of Memorial, east of the Oklahoma City residential addition. Mr. Frost has presented a PUD in order to limit the usage.

Attachments

Wayne Frost PUD

Location Map



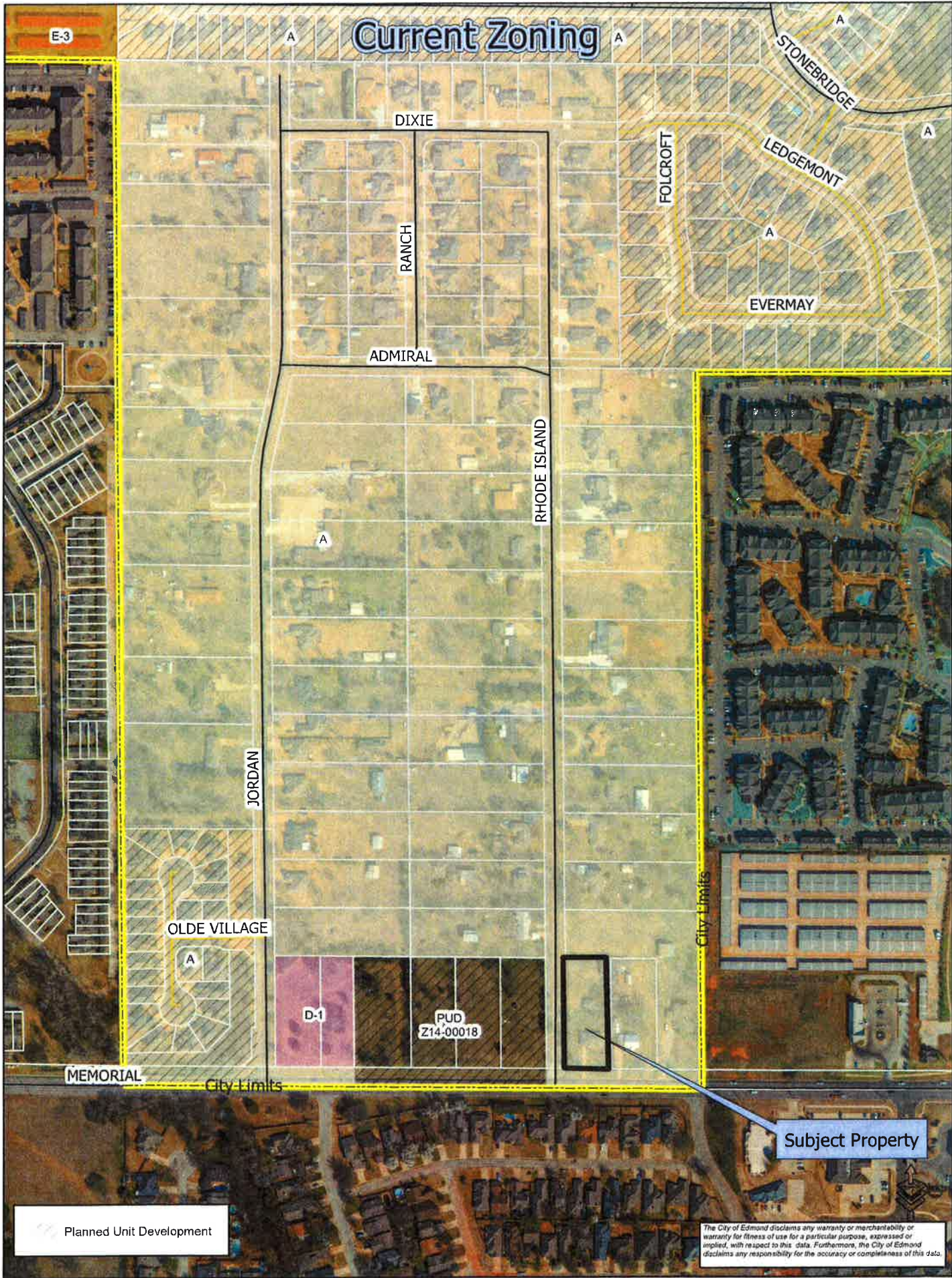
Sewer Lines

- Abandoned Gravity Mains
- Gravity Main
- Creek Crossing
- Private Gravity Main
- Interceptor
- OKC Interceptor
- Edmond/OKC Interceptor
- Transmission Main
- Active Main
- Abandoned Main
- Private Main

Subject Property



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Current Zoning

E-3

DIXIE

RANCH

ADMIRAL

RHODE ISLAND

JORDAN

OLDE VILLAGE

MEMORIAL

STONEBRIDGE

LEDGEMONT

EVERMAY

D-1

PUD
Z14-00018

City Limits

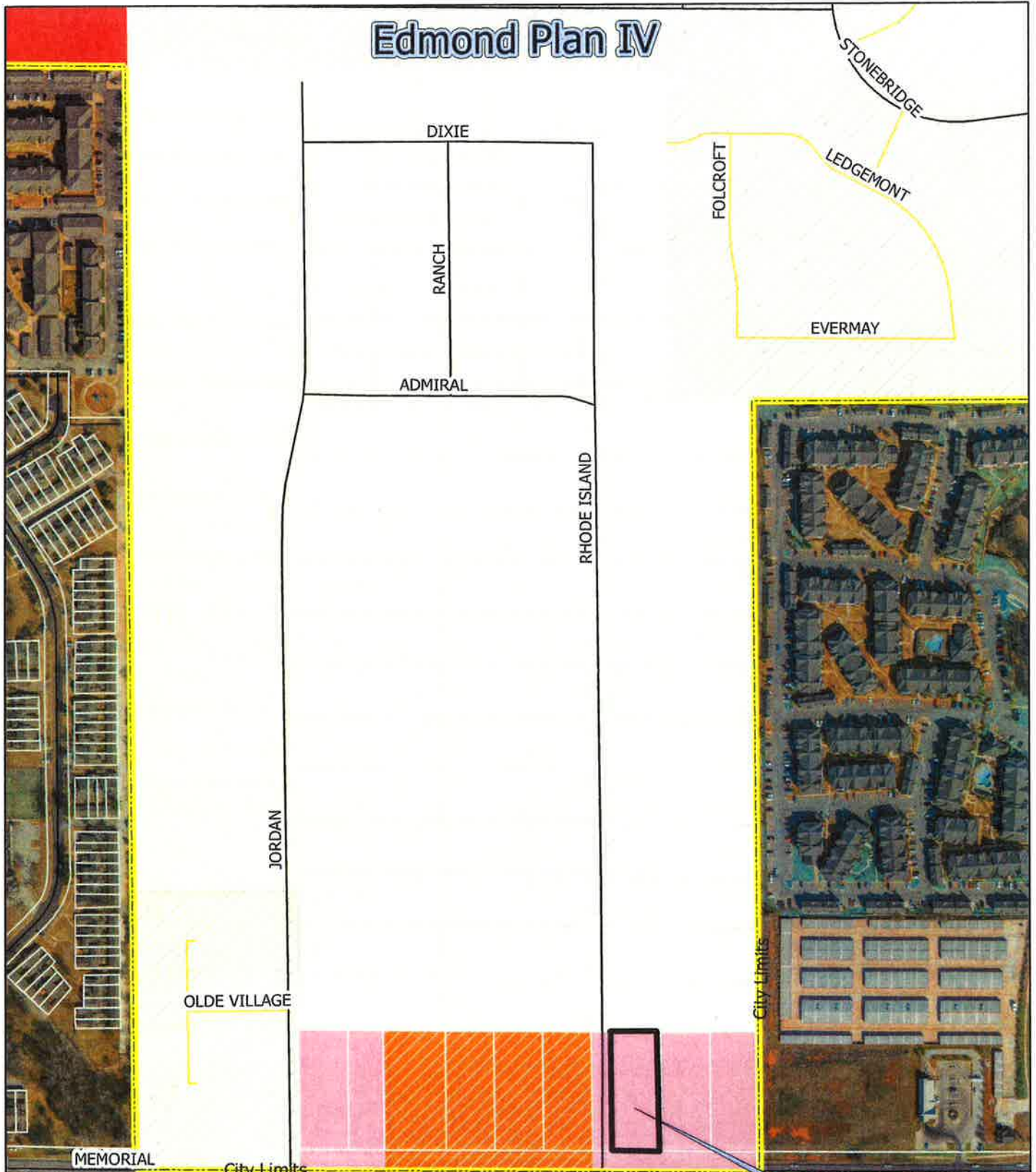
City Limits

Subject Property

Planned Unit Development

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Edmond Plan IV

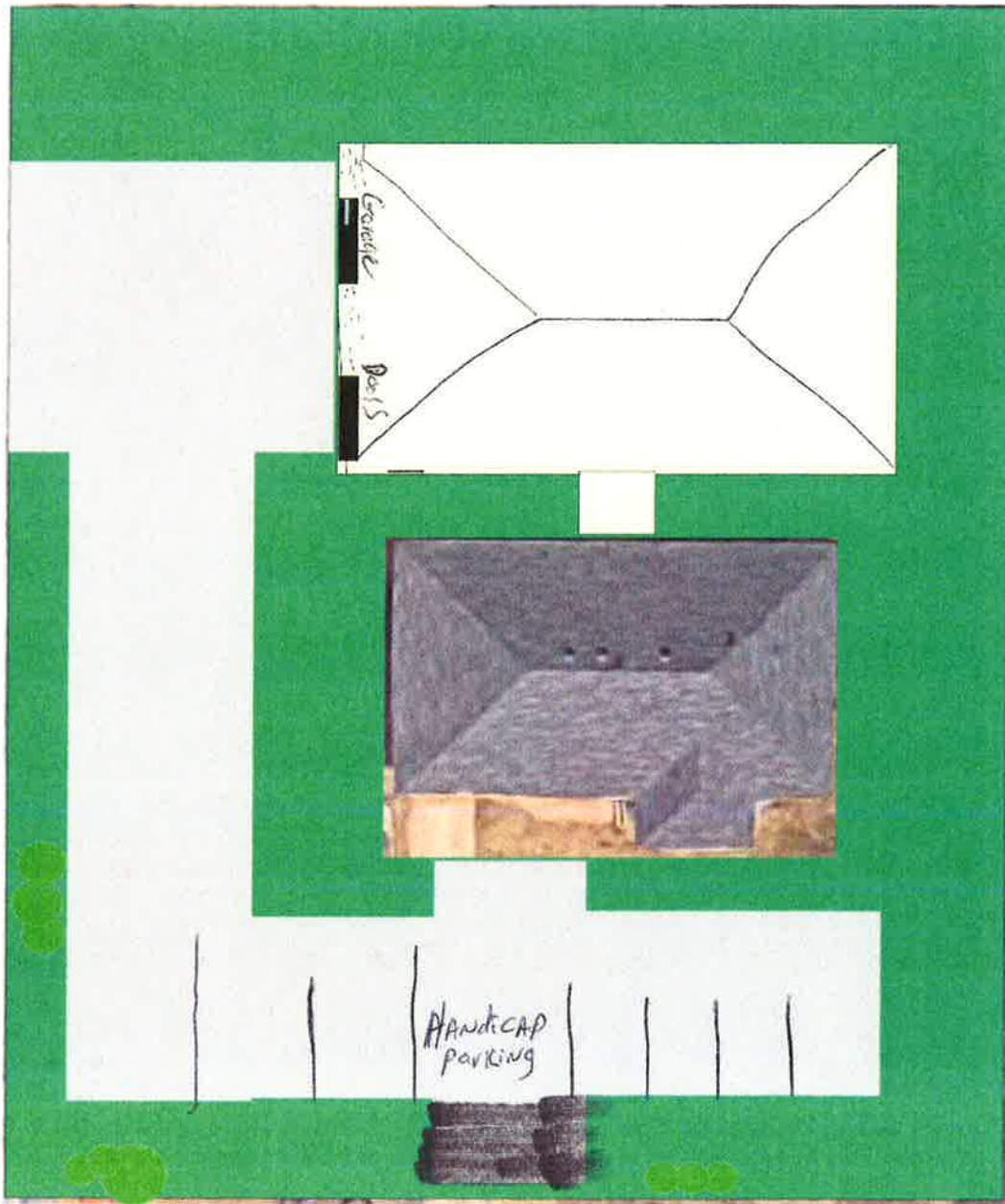


- | | | |
|--------------------------------|---------------------------------|---|
| General Agriculture | Central Business District | Mixed Use Business Park |
| Educational / Institutional | Downtown Residential | Mixed Use Suburban |
| Parks and Open Space | Buffer Zone/Suburban Office | Limited Light Industrial and General Office Corridor |
| 100-Year Floodplain | Restricted Commercial | Restricted Light Industrial |
| Large Lot Residential | Neighborhood Commercial | Light Industrial |
| Single Family Residential | Office Commercial | Planned Light Industrial |
| Two Family Residential | General Commercial | Special Industrial, including Limited Outdoor Storage |
| Low/Medium Density Residential | General Commercial, Limited Use | Lake Residential |
| High Density Residential | Open Display Commercial | Lake Preservation |
| | | Lake Commercial |
| | | Planned Unit Development |

Subject Property

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Rhode Island



Imagery ©2016 Google. Map

Memorial RD

**Planned Unit Development
Design Statement Text**

1. Title of the Planned Unit Development:

Frost Auto Accessories Inc.

2. Owners/Developers:

F. WAYNE Frost + Amy M Frost

3. General location of the Planned Unit Development project:

201 E. Memorial Rd, ^{NE} Corner of Memorial + Rhode Island
E of Broadway and west of boulevard, on the North
side of the street

4. Complete description of the Planned Unit Development concept, including a listing of all variances requested:

vehicle wrap +
Frost Auto Accessories is a Paint Protection Film Installer +
a window film installer on cars + trucks. It is computer generated
patterns that stick on with self adhesive. We also make
signs and lettering for commercial use on windows and
doors. All work is to be done inside the shop area +
very little to no noise is heard outside of the building.
All vehicles are kept inside nightly. Hours are 9: to 5 M-F.

5. Acreage breakdown of land uses, including (a) figures for each separate use area, and (b) total dwelling units for residential areas:

0.75 AC. Total

area used = 0.50 AC

Buffer zone to the North boundary

6. List (a) the existing zoning, and (b) proposed zoning change:

A. Single family is the existing zoning code and (B.) I propose
to change it to Commercial PUD with your help.

7. Statement on the existing streets abutting or adjacent to the Planned Unit Development:

Memorial is the Frontage Rd with NO Entrance.
The west side street is Rhode Island, and I will have
The parking & business ~~entrance~~^{enter} & exiting from
there.

8. Statement on the proposed streets, including right-of-way standards and street concepts:

there are NO proposed streets to be added.

9. Statement concerning the adjoining uses, conditions both existing and proposed to the development:

undeveloped, Vacant lot to the North.
Residential to the North west

10. Physical characteristics:

- (a) Elevation analysis:
- (b) Slope analysis:
- (c) Soil analysis:
- (d) Tree cover analysis:
- (e) Drainage analysis, including drainage area information:

Built Environment Existing

11. Description of types, sizes and densities of proposed structures:

The existing Brick home will be kept + painted to match the proposed building with brick lower V3 + the rest with stucco or wain's coating in compliance to the city codes.

12. Statement of utility lines and services to be provided by the developer, including commitments by the developer for extensions of utility and off-site improvements:

Water well for water
Sewer tie end to the city lines

13. Statement of the improvements planned to be made to the open spaces and recreation areas:

The tree's will be trimmed and fences will be ^{replaced} ~~repaired~~ on the east and north side of property. The fences on the west + south will be removed + replaced with landscaping.

14. Description of the scheduled phases and elements of each phase:

OCT 4th 2016
Planning Commission Hearing Date

Signature

OCT 24th 2016
City Council Hearing Date

Date



Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #PR16-00027 Consideration of Final Plat of Plaza Azteca located west of Kelly Avenue and north of 15th Street. (Jaime Avila)

This item was continued to the October 4, 2016 Planning Commission meeting due to the applicant not being present at the September 20th meeting.

Jaime Avila the developer is requesting final plat approval of 1.8 acres for a commercial development on the west side of Kelly, north of 15th Street. There is a Comet Cleaners to the south and Kelly Park is located to the north. The developer is planning to provide a 20 foot utility easement in the front adjacent to Kelly. The Transportation Plan requires a 70 foot easement but the applicant is requesting a variance, with a 50 foot street easement and a 20 foot utility easement. The commercial project will be served with water and sewer. The building will need to be fire sprinkled, since a small strip center is planned. Drainage detention will be required.

Attachments

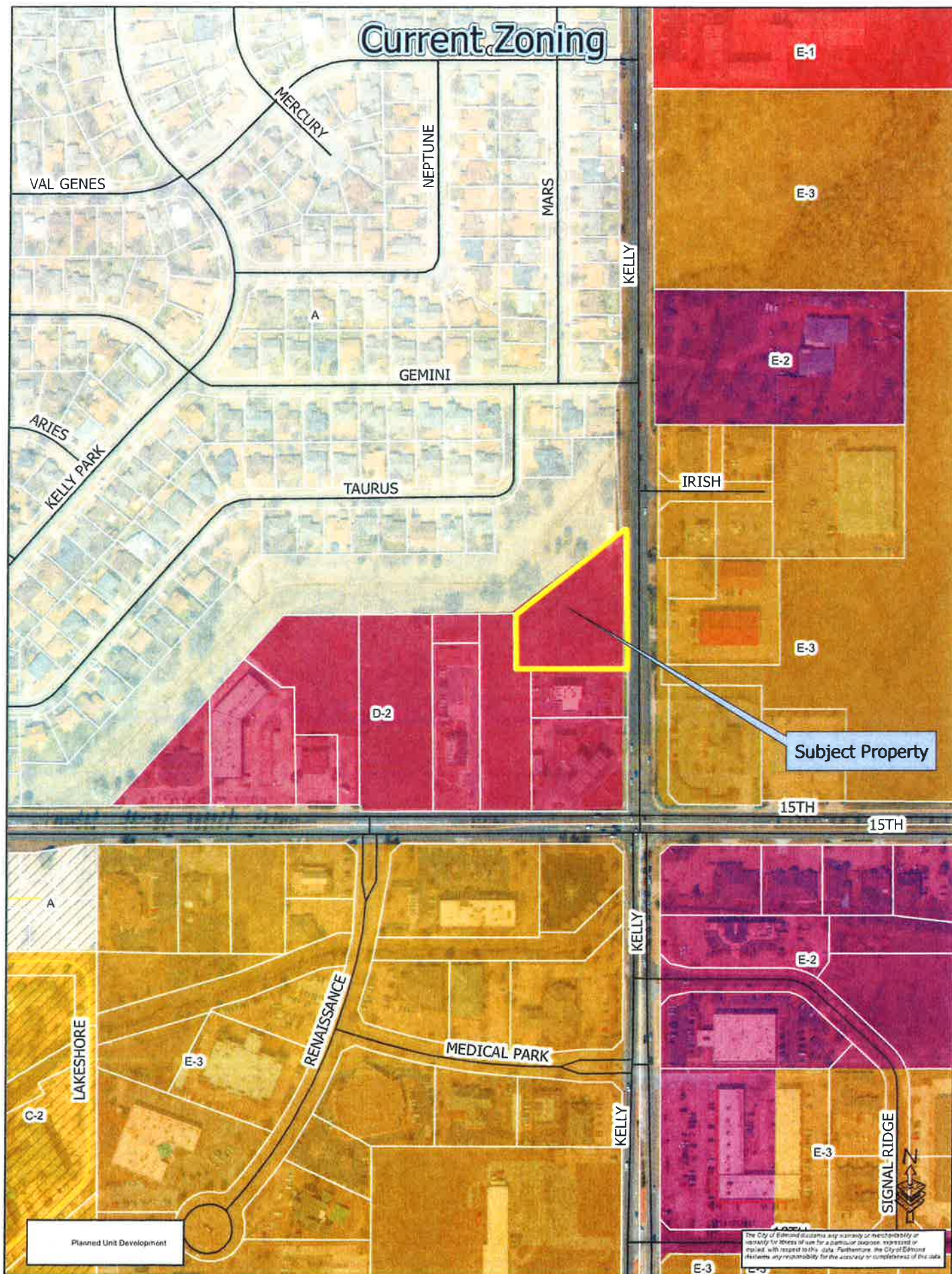
Plaza Azteca FP

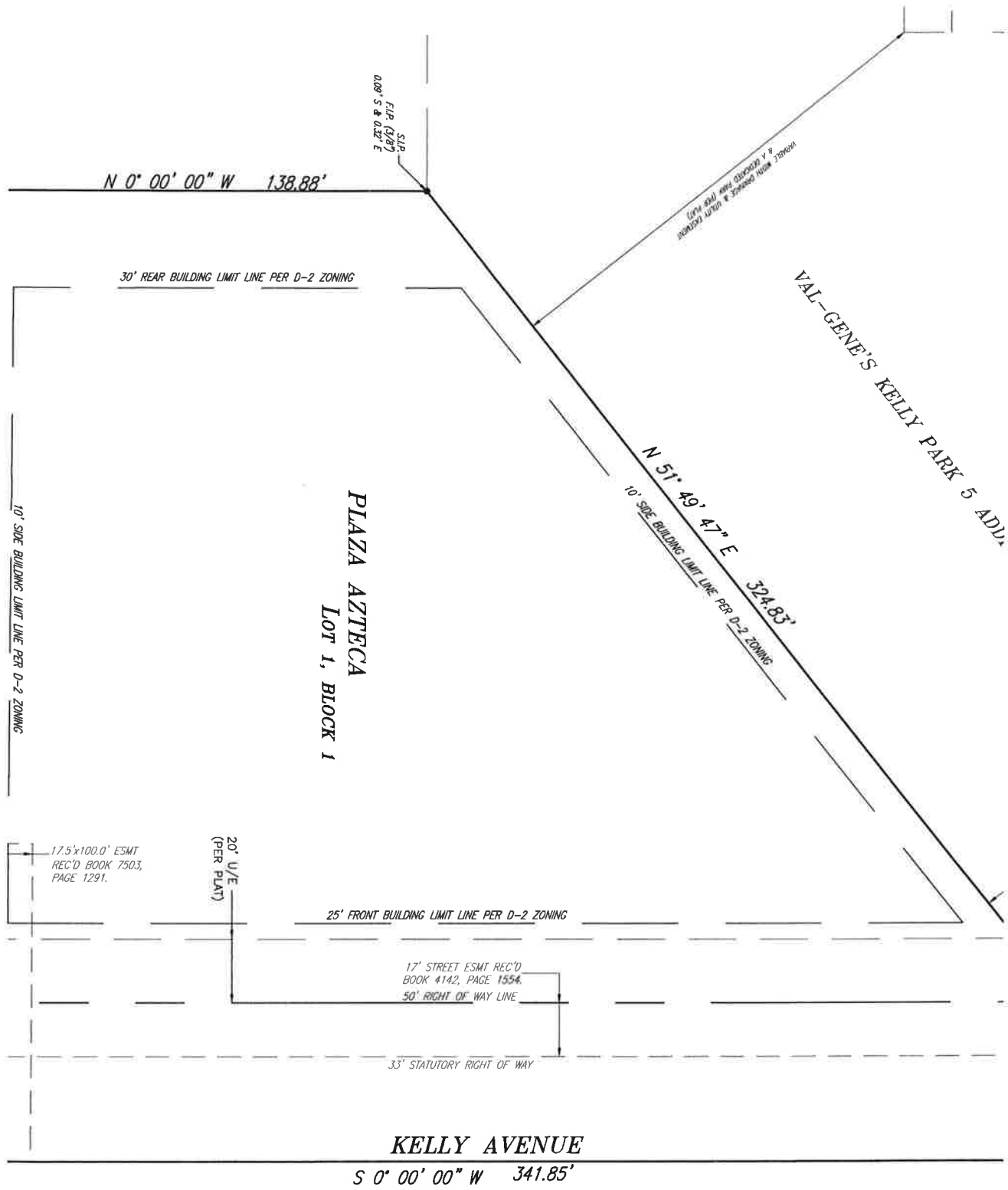
Location Map



Subject Property

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Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #SP16-00028 Public Hearing and Consideration of Site Plan approval for the Plaza Azteca located at 15th Street and Kelly Avenue. (Jaime Avila)

This item was continued to the October 4, 2016 Planning Commission meeting due to the applicant not being present at the September 20th meeting.

Planning Department:

1. Existing zoning – “D-2” Neighborhood Commercial District
2. Setbacks – 86 feet from the front property line, rear setback is 30 feet to the immediate west, 34 feet to the northwest property line and the side next to Comet Cleaners is 50 feet and the setback to the north is 45 feet.
3. Height of building – 36 feet
4. Parking – The shopping center is 10,369 square feet, one of the uses planned is a restaurant. There are 62 parking spaces. With the restaurant that is not over parked. Bicycle racks will be provided and inspected by Jan Fees.
5. Lot size – 61,270 square feet, 1.4 acres
6. Lighting Plan – No light pole will exceed 24 feet in height. The location is not adjacent to single-family lots, it is next to Kelly Park. The site is not being treated as a sensitive border.
7. Signage – One ground sign, 6 foot tall and 42 square feet, plus wall signs.
8. General architectural appearance – The building contains split face block and or EIFS on the back of the building and a combination of cultured stone and EIFS on the front of the building. The tenant spaces have standing seam metal awning above the entrance. There is substantial glass amount of glass on the front elevation.
9. Sensitive borders – The Staff recommends that a six foot tall stockade fence be constructed on the west elevation for the following reasons, that elevation is adjacent to Kelly Park, the service area is on the west side of the building, which will include the dumpsters and possibly restaurant servicing. The back setback from this building is much less than existing projects that have been constructed previously such as; Comet Cleaners, Phillip 66, Pet Medical Center and the strip shopping center.

10. Mechanical equipment – Mechanical will be located on the roof. This will be screened by the parapet wall.

11. Fencing/screening – Staff recommends that there be a fence on the west next to Kelly Park. Kelly Park is zoned single-family. There are no homes in the public park. The back of the building will be the service area and should not be clearly viewed from the park.

Engineering Department:

12. Driveways, access management and paving – There is a drive on the north and a shared drive on the south with Comet Cleaners. The drive on the north needs to provide a public easement to the water well site, if the easement does not already exist. The water well is essential for water supply.

13. Water and wastewater plans – Water and sewer are adjacent for service.

14. Drainage, detention and grading – Drainage will be on the west side of the site.

Building and Fire Code Services:

15. Applicable Building Code, Fire Code

- The building will be equipped with an automatic fire sprinkler system and fire alarm system
- The fire department connection shall be located within 100ft of a fire hydrant, or an additional fire hydrant shall be added
- The fire department connection shall be easily accessible to fire apparatus and protected from other vehicles.
- Fire department vehicle access is determined in accordance with the IFC and Title 17 of the Edmond City Ordinance. Access is acceptable for this project.
- The surface of the fire department access roads shall be in accordance with the IFC and Title 17. The surface of these roads shall be designed and maintained to support the imposed loads of the fire apparatus. The roads shall be cement or asphalt and provide all-weather access. These access roads shall be complete before the project reaches the point that combustible materials are stored or used.
- The grade of the fire apparatus roads shall not be greater than 8 percent in accordance with Title 17.

Landscaping/Urban Forestry:

The lack of a 10 foot perimeter buffer inside the property line along the street yard will require a variance from City Council.

16. Lot area = 61,270 sf
% required = 10

Landscaped area required: 6,127	SP Landscape area: 6,170
Frontage area required: 3,064	SP Frontage area: 5,000
Total PU required: 490	SP Total PU: 492
PU within frontage required: 245	SP PU within frontage: 418
Evergreen PU required: 196	SP Evergreen PU: 205

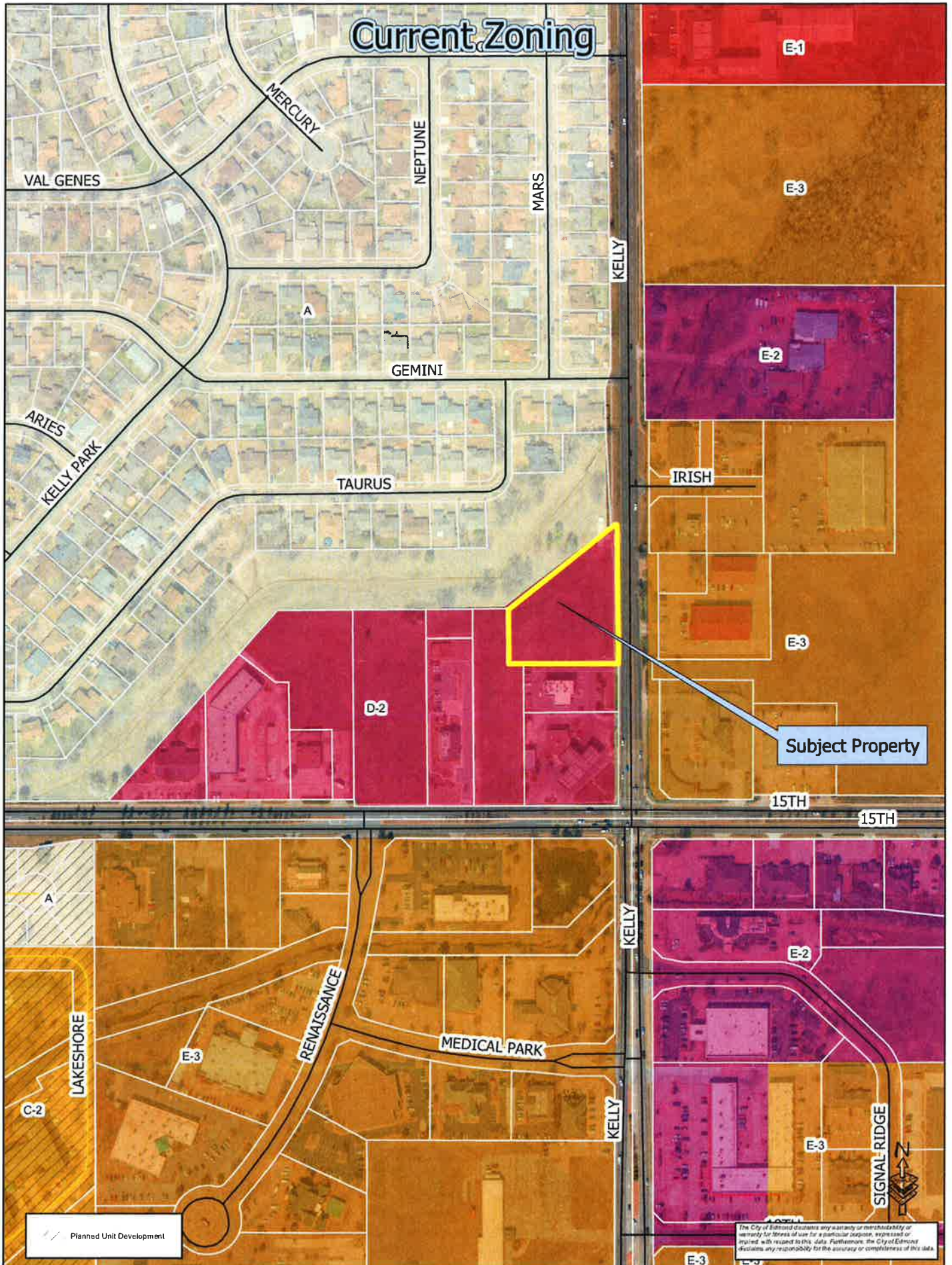
17. Solid Waste – Dumpsters will be located on the northwest corner of the site. Builder is asking for a variance to have no gates on the enclosure. Solid Waste has no objection to this.

18. Electric – Edmond Electric will serve.

Attachments

Plaza Azteca SP

Current Zoning

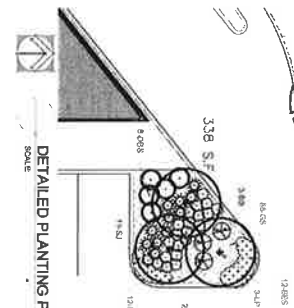


Location Map

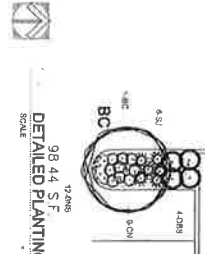


Subject Property

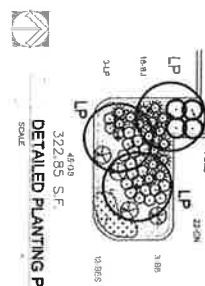
The City of Edmond disclaims any warranty or merchantability or warranty for fitness of use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.



DETAILED PLANTING PLAN
SCALE



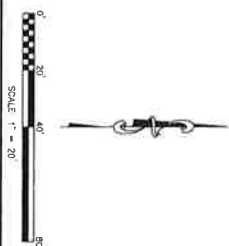
DETAILED PLANTING PLAN



SCALE
DETAILED PLANTING PLAN

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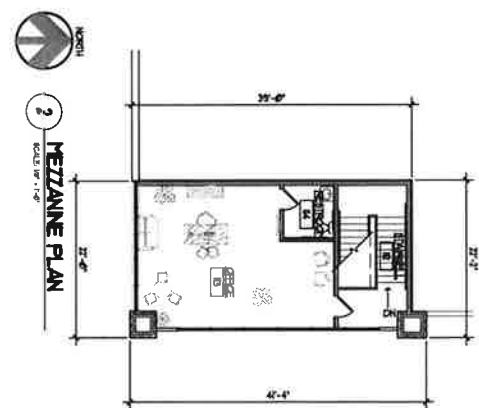
Total SWA Area:	51,270.00 sq ft
Percentage of Landscaped Area Remaining:	10.00 %
Plant Units Required per Every 200 sq ft:	20.00
Requirements:	
Landscaped Area:	6,127.00 sq ft
Plantable Landscaped Area:	3,063.50 sq ft
Total Plant Units Required (at x 20):	400.10 Units
Number of European Plant Units:	396.00 Units



Proj	21176
SHT.	LS-1

Mark H. Myers
Landscape Architect
2712 East Randolph Road
Edmond, OK 73013
(405) 562-1196 office

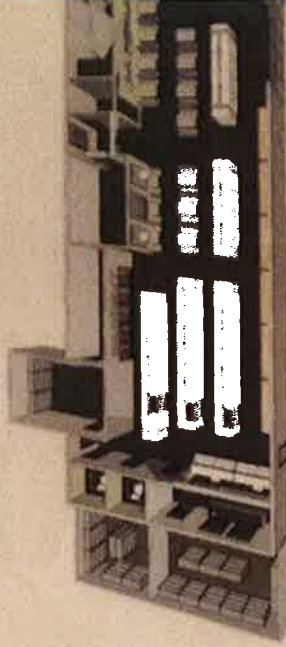
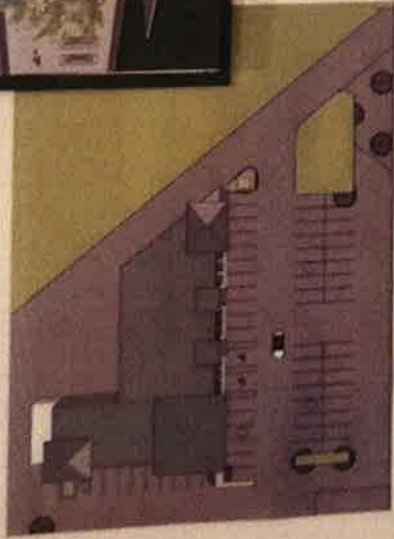
AVILA SHOPPING CENTER
KELLY AVENUE & 15TH STREET
EDMOND, OKLAHOMA
LANDSCAPE PLAN



50. FT. CHART	
COOLERS- 449 SQ FT	
TEBANT SPACE 1- 1440 SQ FT	600007/8/10/11/12- 3596 SQ FT
TEBANT SPACE 2- 1403 SQ FT	SECOND FLOOR- 5111 SQ FT
TEBANT SPACE 3- 1411 SQ FT	
TEBANT SPACE 4- 1241 SQ FT	
TOTAL- 10303 SQ FT	

La Perla Shopping Center

Edmond, Oklahoma



Cultured Stone®

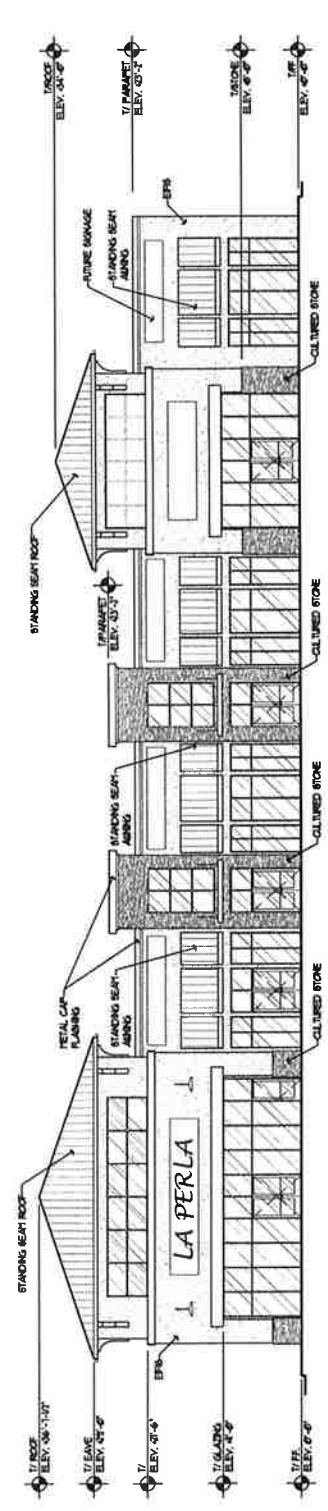
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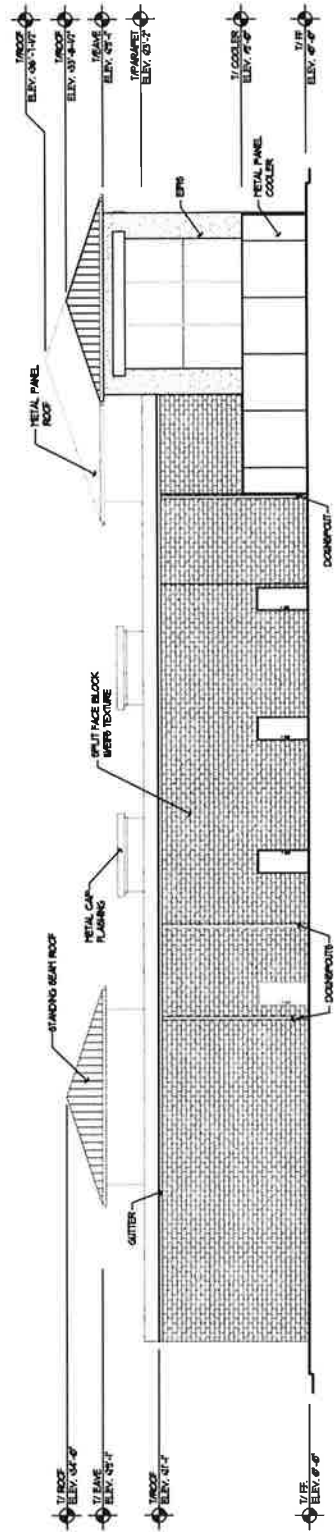
©2013 Boral Stone Products, LLC

The number of stones displayed does not allow a complete representation of all sizes, shapes and colors for individual products.

BORAL



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

AVILA SHOPPING
CENTER
16TH & KELLY AVENUE
EDMOND, OK

DATE

PROJECT NUMBER

SHEET

DATE

BY

REVISIONS

DATE

BY

REVISIONS

DATE

BY

REVISIONS

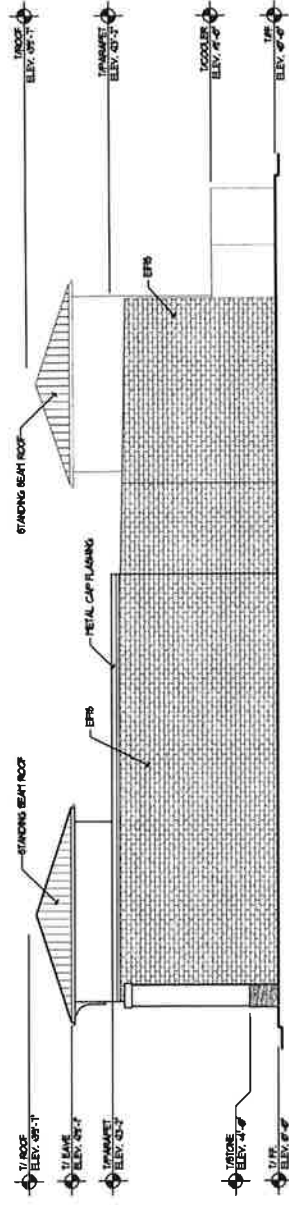
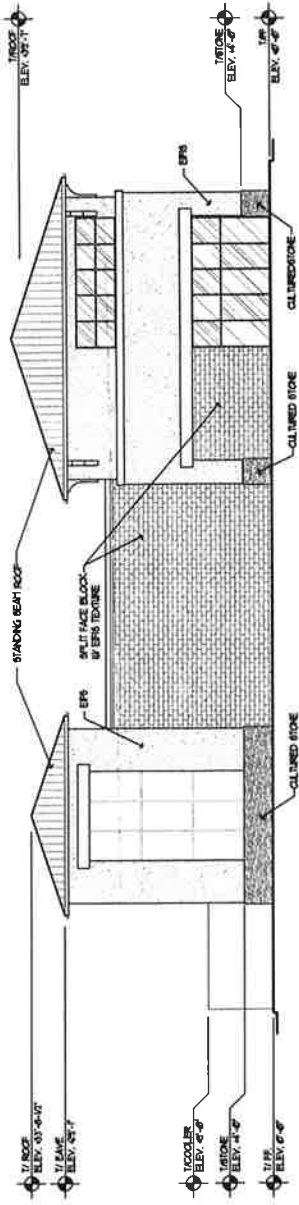
DATE

BY

REVISIONS

TRINITY
GROUP
ARCHITECTS
ARCHITECTURE
INTERIOR ARCHITECTURE
LAND PLANNING
9030 N.W. EXPRESSWAY SUITE 1450
OKLAHOMA CITY, OK 73112
405.947.7282

PRELIMINARY
NOT FOR
CONSTRUCTION



Planning Commission

12.

Meeting Date: 10/04/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Discussion and Consideration of Recommendation to the City Council requesting authorization for the Planning Commission to study and possibly recommend revisions to the I-35 Corridor Site Design and Sign standards as set out in Title 22 and Title 15 of the Edmond Municipal Code.

Attachments

No file(s) attached.
